# COMMUNITY HOUSING STUDY

# WATSON LAKE HOUSING REPORT

## NOVEMBER, 2000

YUKON HOUSING CORPORATION

# WATSON LAKE

# COMMUNITY HOUSING REPORT

## A Study on Housing Quality

***A Research Project by:***

***Yukon Housing Corporation***

**Report Date: November 2000**

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# WATSON LAKE COMMUNITY HOUSING REPORT

# EXECUTIVE SUMMARY

## GENERAL INFORMATION

The Yukon Housing Corporation, in conjunction with the Northern Research Institute, undertook a housing study in Watson Lake in January 1999. The purpose of the study was to look at the quality of housing in the community. A total of 83, randomly selected, households were interviewed.

This summary provides key highlights of the Watson Lake housing study. The study looks at dwelling adequacy, dwelling affordability, dwelling suitability, and access to home ownership as well as seniors and elders needs. It also compares Watson Lake with the Yukon.

# DWELLING ADEQUACY – KEY HIGHLIGHTS

The study looks at *dwelling adequacy*, which refers to:

- the energy efficiency of the dwelling;
- the state of repair of the dwelling;
- the presence or absence of basic facilities in the dwelling;
- the need for health and safety considerations in the dwelling including running water, electricity, heat, and smoke alarms; and
- the desire of the occupants to improve the dwelling.

## ENERGY EFFICIENCY

Over 30 percent of Watson Lake households pay over $2 per square foot to heat their homes (page 10)[1]. A number of factors come into play when considering energy costs including the type of window pane, the thickness of walls, and the kind of heating system. Energy related repair needs in Watson Lake are 39 percent versus 14 percent for the Yukon (page 24). In general, however, energy efficiency results in Watson Lake are dissimilar to Yukon wide results.

## STATE OF REPAIR

Fifty-eight percent of all dwellings in Watson Lake require major repairs compared with 33 percent of all dwellings in the Yukon (page 27). Just over 32 percent of Watson Lake households require major repairs to wall, foundations, floors, ceilings, roof or exterior siding (page 29), while 39 percent of dwellings require minor repairs (page 32). Minor repairs include such things as windows, insulation and foundation repairs (page 33). The state of household repair needed in Watson Lake is generally higher [1]than Yukon wide results.

## BASIC FACILITIES

Ninety-eight percent of the Watson Lake dwellings have basic amenities such as hot and cold water, toilet, sink, bath and electricity (page 35). The Yukon wide results show 96 percent of dwellings have basic facilities (page 35).

## HEALTH AND SAFETY DEFICIENCIES

Thirty-five percent of Watson Lake dwellings have health and safety deficiencies (page 37). These deficiencies may range from not having a kitchen exhaust system to not having adequate sewage disposal. For example, 11 percent of dwellings do not have working smoke alarms (page 38). Results are very similar between Watson Lake and the Yukon.

[1] The page numbers identified throughout this summary refer to the data in the Watson Lake Community Housing Study.

### DESIRED IMPROVEMENTS

Respondents stated they would like to make improvements in a few areas from remodeling a kitchen to major structural repairs. Just over 9 percent of respondents would like to remodel their kitchen (page 44). Another 9.64 percent would like to do major repairs to the dwelling's structure (page 44). The desired improvements of respondents in Watson Lake are different from the desired improvements Yukon wide.

## DWELLING AFFORDABILITY - KEY HIGHLIGHTS

The study looks at *dwelling affordability*, which refers to:

- whether the occupants pay 30 percent of their gross income for shelter costs.

### AFFORDABILITY PROBLEM

Fifty-nine percent of Watson Lake respondents do not have an affordability problem while 18 percent have a potential problem (page 46). Another 1 percent have an affordability problem. Watson Lake and Yukon results are similar.

## DWELLING SUITABILITY – KEY HIGHLIGHTS

The study looks at *dwelling suitability*, which refers to:

- the number of bedrooms in the dwelling; and
- the ease of access for the disabled and elderly.

### CROWDING

Ninety-six percent of Watson Lake households have enough bedrooms (page 48). This compares with 94 percent for the Yukon (page 48).

### ACCESSIBILITY FOR DISABLED AND ELDERLY

Just over 13 percent of Watson Lake households have one disabled person (page 51). These households are generally equipped with accessibility features such as raised counters and lever handles. However, items such as ramps, wheelchair access, handrails and grab bars are needed in 27.3 percent of Watson Lake households (page 54). This compares with 11.9 percent in the Yukon (page 54).

## ACCESS TO HOME OWNERSHIP – KEY HIGHLIGHTS

The study looks at *access to home ownership* in terms of:

- reasons for renting.

### RENTING

There are many reasons why people choose to rent rather than buy their own homes. In the study, renters' responses range from "there is a lack of desirable housing in the community" to "they are only staying in the community for a short period of time." However, the most significant reason Watson Lake respondents give for not purchasing a home is having the down payment. Forty-seven percent say the need for a down payment prevents them from purchasing a home (page 56). This compares with 32 percent in the Yukon (page 56).

## SENIORS AND ELDERS NEEDS - KEY HIGHLIGHTS

The study looks at the *needs of seniors and elders* in terms of:

- dwelling suitability.

### DWELLING SUITABILITY

Senior households make up 17 percent of Watson Lake households (page 58). Data regarding affordability indicates that affordability is not a major issue for senior households (page 61). Mobility problems at just over 57 percent (page 63) ranks as the main reason seniors would have problems living in the dwelling.

# COMMUNITY HOUSING STUDIES METHODOLOGY

## BACKGROUND

In 1986, national census data was released that indicated the need for improved housing quality in Yukon. That data suggested that housing quality in the territory was among the lowest in Canada. Since then, the Yukon Housing Corporation has strengthened its existing programs and created new programs to assist Yukoners to improve the quality of their housing.

The Yukon Housing Corporation wishes to continue its effort to help Yukoners improve their housing. In order to do that, the Yukon Housing Corporation requires good quality information to determine if its programs are helping to improve housing in the Yukon, and to possibly refocus the Yukon Housing Corporation's policies, programs and services to meet the needs identified by Yukoners.

## STUDY DESIGN

In an effort to get up-to-date information on housing conditions and the housing needs of Yukoners, the Yukon Housing Corporation designed and managed a housing data collection project that consisted of a series of community housing surveys completed throughout the Yukon. These surveys were carefully designed to obtain answers to the Yukon Housing Corporation 's critical policy questions. These policy questions can be grouped into three general standards of housing quality. These standards are also used to assess housing quality throughout Canada. They are:

- *Dwelling Adequacy* (Physical Condition): refers to the presence or absence of basic health and safety features in the home. For example, running water, electricity, heat, and smoke alarms are basic health and safety features.
- *Dwelling Affordability* (dwelling costs with respect to household income): refers to a measure of the ability of the occupants to pay for their housing. This includes an analysis of the affordability of home ownership as compared to home renting.
- *Dwelling Suitability* (factors such as crowding and accessibility): refers to the appropriateness of the dwelling for the current occupants. For example, is the home accessible for all its occupants, or are there enough bedrooms. This section included a special analysis of seniors' and elders' needs.

Each of these three housing quality standards contains sub-themes. For example, the first one, *Dwelling Adequacy,* is comprised of the following sub-themes:

- Energy Efficiency,
- State of Repair,
- Presence or Absence of Basic Facilities,
- Health and Safety Items, and

- Desirable Improvements

The information provided in the responses to the community housing surveys allows the Yukon Housing Corporation to determine the quality of dwellings in each community.

This housing quality indicator report provides a summary of the responses to the questions in the community housing survey. It also provides information on a Yukon wide basis to allow the reader to compare housing conditions in your community with those in the Yukon in general.

## PROCESS

The Yukon Housing Corporation contracted the Northern Research Institute to complete the door-to-door surveying. The Northern Research Institute recruited and trained the surveyors, and administered the survey.

Community Housing Surveys were completed for the communities of Beaver Creek, Burwash Landing, Carcross, Carmacks, Dawson City, Destruction Bay, Haines Junction, Marsh Lake, Mayo, Teslin, Watson Lake, Ross River, and Whitehorse.

In each of the 13 communities surveyed, the local government, and the relevant First Nation government were informed of, and included in the process. Their assistance was critical to our success in obtaining excellent quality housing data in these studies. In return, the Yukon Housing Corporation committed to providing this report on housing quality to these communities.

The Northern Research Institute hired interviewers from each community with the exception of one community where no local people applied for the positions. In every case, the local government and the relevant First Nation government office were contacted in advance of the survey. In many communities, the Yukon Housing Corporation and Northern Research Institute staff met with officials from those offices to review the surveying process in the community and to provide information to those concerned.

## SAMPLE DESIGN AND SAMPLE SIZE

The Yukon Housing Corporation and the Northern Research Institute physically mapped all occupied dwellings in each of the communities that were surveyed. From this "population" of dwellings, we randomly sampled a specific number of households to interview. For each community, the Yukon Housing Corporation determined the correct number of households to survey in such a way as to make the quality of the data the same in each community. As a result, in each community, the data is statistically accurate within 10 percent, 19 times out of 20. In Watson Lake, 83 households were surveyed out of an estimated 597 dwellings.

## TIME OF DATA COLLECTION

The surveying was done in Watson Lake in January 1999.

## DATA QUALITY

A random sample survey was completed for each community. Of the approximately 11,700 households in the Yukon, 2,138 households were surveyed through this process. In each community, this survey yielded very high quality, statistically valid data. The confidence interval of the data is 95 percent; the margin of error is 10 percent[2].

## USEFULNESS OF DATA

The housing data is stored in a database that will allow us to look at the data in a variety of ways in order to assess the housing conditions and needs of many different groups within the Yukon population. By analyzing the data in a variety of ways, the Yukon Housing Corporation will be able to make the best possible program and policy decisions to help Yukoners improve their housing.

The data will also provide communities and First Nations with a useful tool that will help them to make decisions about housing improvement priorities.

Data can be provided in more detailed breakdowns and cross-tabulations. It can also be provided in the form of customized reports. For example, an energy report will be prepared.

## CONFIDENTIALITY

The Yukon Housing Corporation is obliged to protect the identities of individual respondents. In general, no information that is confidential under the provisions of the *Statistics Act* and the *Access to Information and Protection of Privacy Act* will be divulged.

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[2] When a sample survey is conducted, the results depend on who was selected to be in the survey. A different sample of people might yield different results. The amount of variability in the results obtained from different samples is called the sampling error. We can measure the sampling error by applying statistical formulas. This error can be reported in various ways, one of which is a confidence interval. A confidence interval is a range of likely values. When a sample survey is conducted, we can estimate the proportion of people with some characteristic. Often accompanying the point estimate, a 95 percent confidence interval is given. If you repeated the survey over and over, 95 percent of the time the result would be within the given range, which in this case, is 10 percent.

## REPORT FORMAT

This report will consist of a series of pages of charts. Each page will focus on one specific housing topic. The top chart on each page will show the data for that topic from each community, and the bottom chart will show the corresponding Yukon wide data. The data is presented in this way to allow easy comparison of community data with that of the territory as a whole.

In many cases, the charts will show one factor against another factor. Please note, one factor alone is not completely predictive of another factor. In most cases, where there are numerous factors that influence the end result.

In the report, a series of charts are presented. For example, energy costs are considered in the context of wall thickness versus energy costs per square foot; window type versus energy costs per square foot; and measures to control energy loss versus energy costs per square foot. These comparisons allow the reader to draw conclusions about the total effect of all of these factors on energy costs per square foot.

## USE OF INFORMATION

Data is provided for information purposes only. Interpretation and use of data in decision making is the sole responsibility of the user.

# 1 DWELLING ADEQUACY

The following characteristics of dwellings were used as indicators of the Adequacy of the dwelling:

- energy efficiency,
- state of repair,
- basic facilities, presence or absence,
- health and safety considerations, presence or absence of various features, and
- desirable improvements.

## 1.1 ENERGY EFFICIENCY

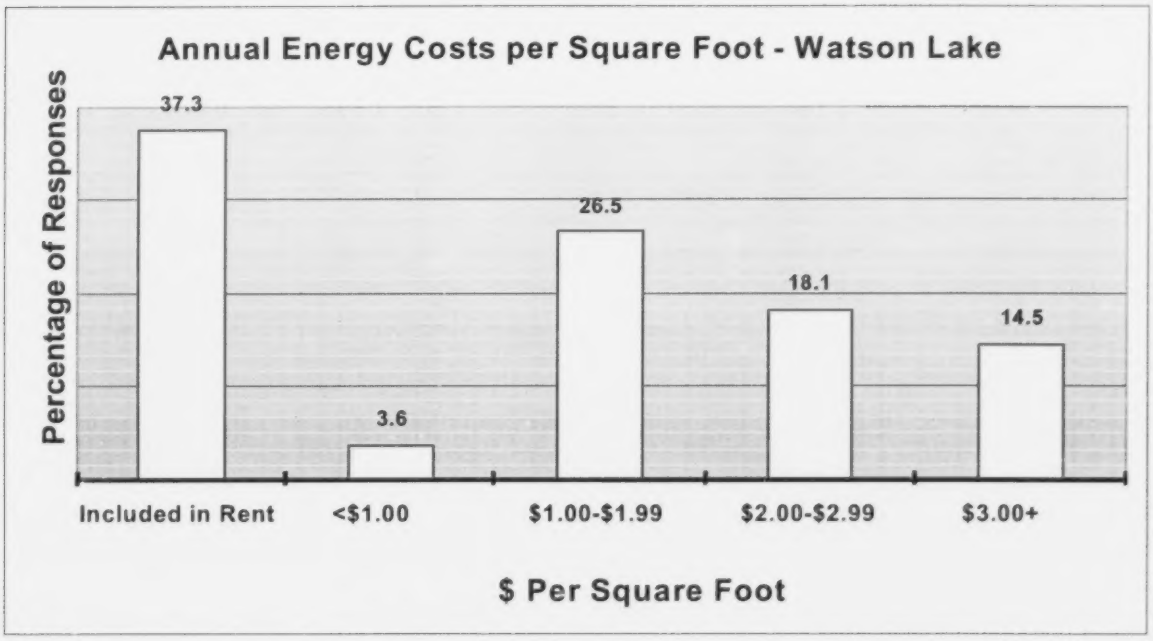
The following 12 sub-themes illustrate various factors related to the energy efficiency of dwellings in Watson Lake and the Yukon:[3]

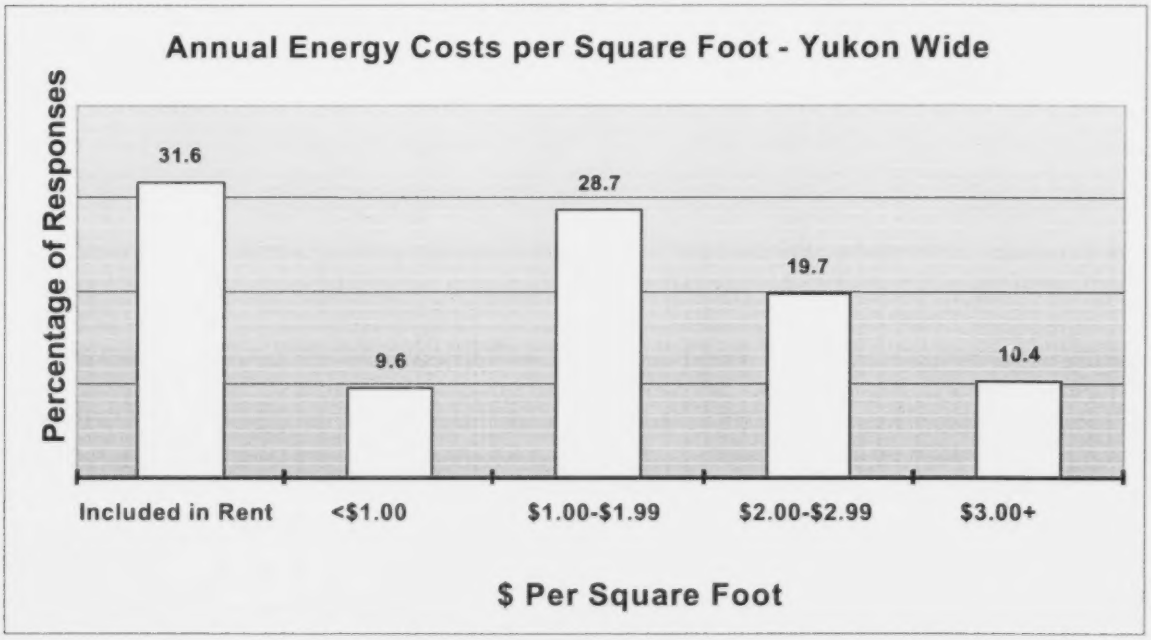
- ⇒ **ANNUAL ENERGY COST PER SQUARE FOOT,**
- ⇒ **ANNUAL ENERGY COST VERSUS DWELLING SIZE,**
- ⇒ **ANNUAL ENERGY COST VERSUS DWELLING TYPE,**
- ⇒ **ANNUAL ENERGY COST PER SQUARE FOOT VERSUS AGE OF THE DWELLING,**
- ⇒ **ANNUAL ENERGY COST VERSUS DWELLING'S MAIN WINDOW TYPE,**
- ⇒ **ANNUAL ENERGY COST VERSUS DWELLING'S MAIN WINDOW PANE TYPE,**
- ⇒ **ANNUAL ENERGY COST VERSUS DWELLING'S WALL THICKNESS,**
- ⇒ **ANNUAL ENERGY COST VERSUS DWELLING'S MAIN HEATING FUEL,**
- ⇒ **ANNUAL ENERGY COST VERSUS DWELLING'S MAIN HEATING SYSTEM,**
- ⇒ **ANNUAL ENERGY COST VERSUS HEAT LOSS PREVENTION MEASURES,**
- ⇒ **PERCENTAGE OF DWELLINGS WITH AN ENERGY RELATED REPAIR NEED,**
- ⇒ **ANNUAL ENERGY COST PER SQUARE FOOT VERSUS ENERGY RELATED REPAIR NEED.**

[3] ANNUAL ENERGY COST PER SQUARE FOOT: In calculating the energy cost per square foot, it should be noted that dwelling square footage includes the main floor and the second floor if applicable. It does not include the basement square footage even if the basement is heated. As well, the calculation of the annual energy cost includes the annual cost of heating fuel and the annual cost of electricity.

## 1.1.1 ANNUAL ENERGY COST PER SQUARE FOOT

These bar charts depict heating costs per square foot that households pay in Watson Lake and in the Yukon.



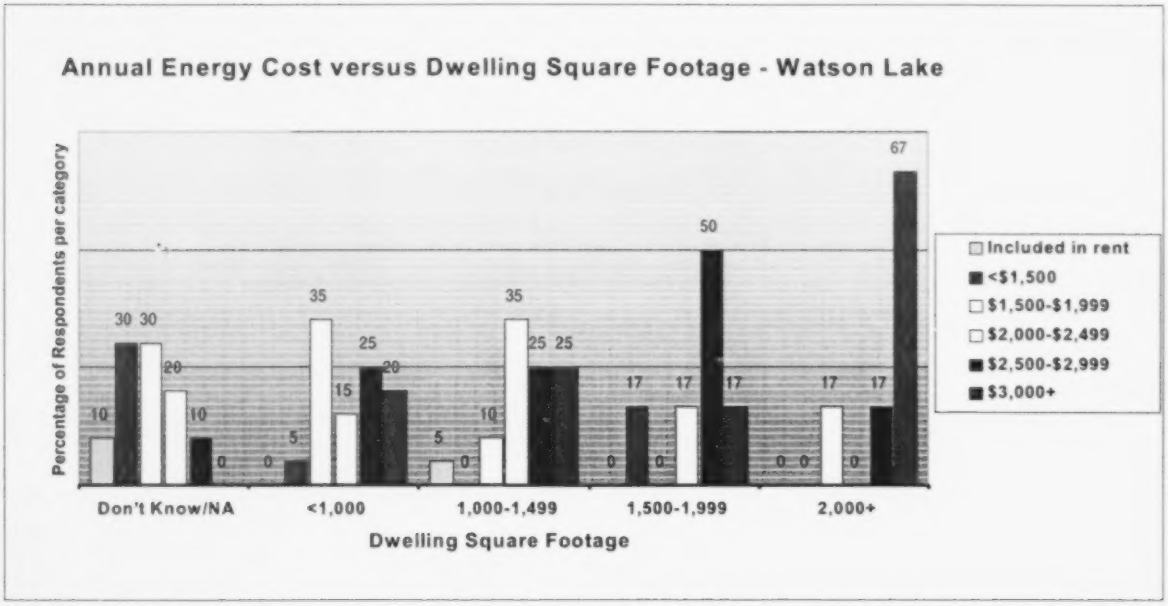



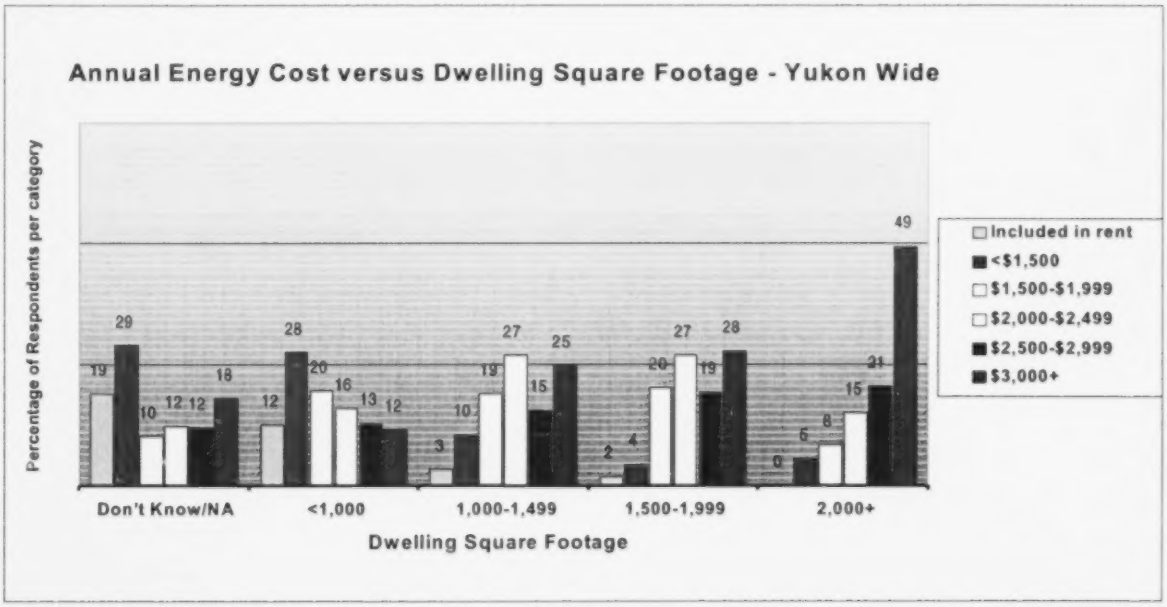

## HIGHLIGHTS:

- The cost of energy per square foot in Watson Lake households is very similar to the rest of the Yukon.
- Approximately 30 percent of Watson Lake and Yukon households pay over $2 per square foot to heat their homes.

## 1.1.2 ANNUAL ENERGY COST VERSUS DWELLING SIZE

These bar charts show the relationship between annual energy costs for householders and the square footage of their dwellings.



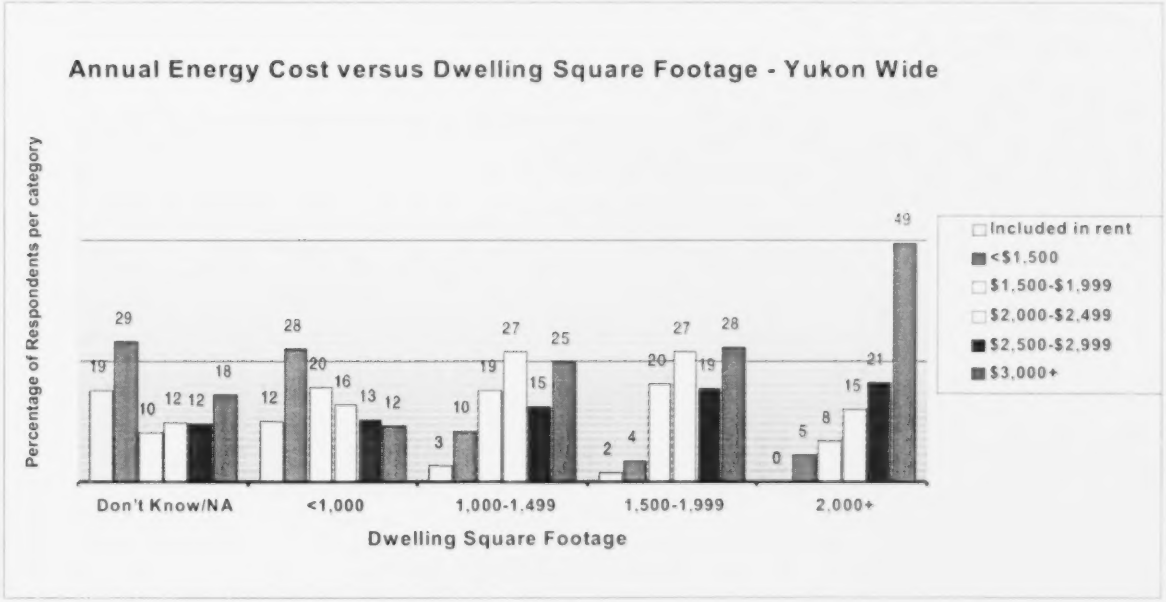




## HIGHLIGHTS

- Watson Lake numbers are very similar to Yukon wide numbers.
- Generally, heating bills increase with the size of the home.

## 1.1.2 ANNUAL ENERGY COST VERSUS DWELLING SIZE

These bar charts show the relationship between annual energy costs for householders and the square footage of their dwellings.

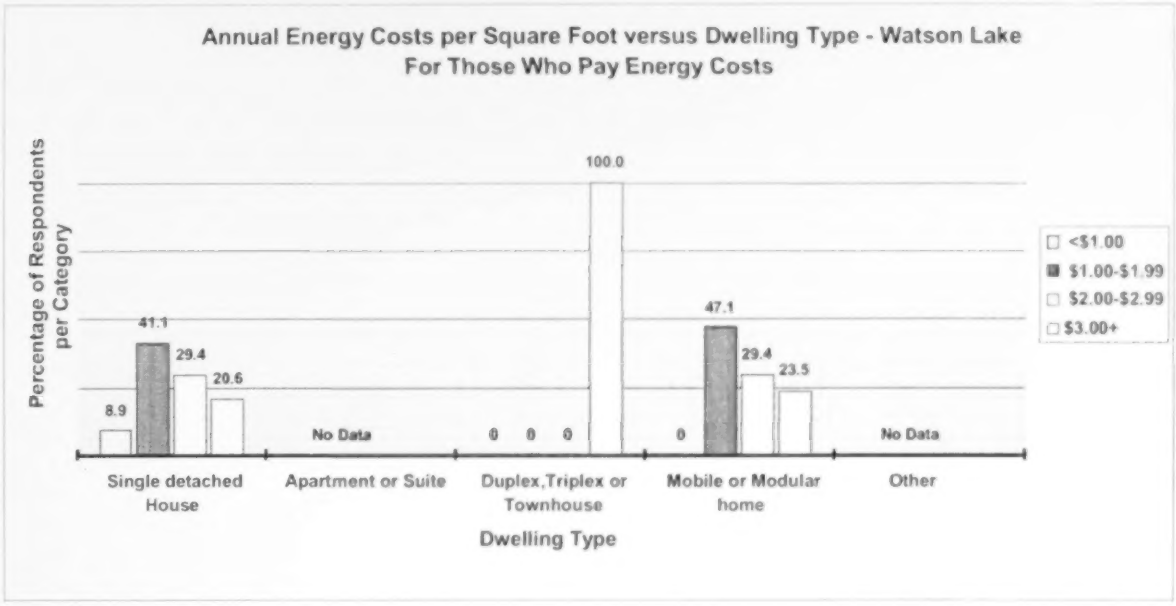


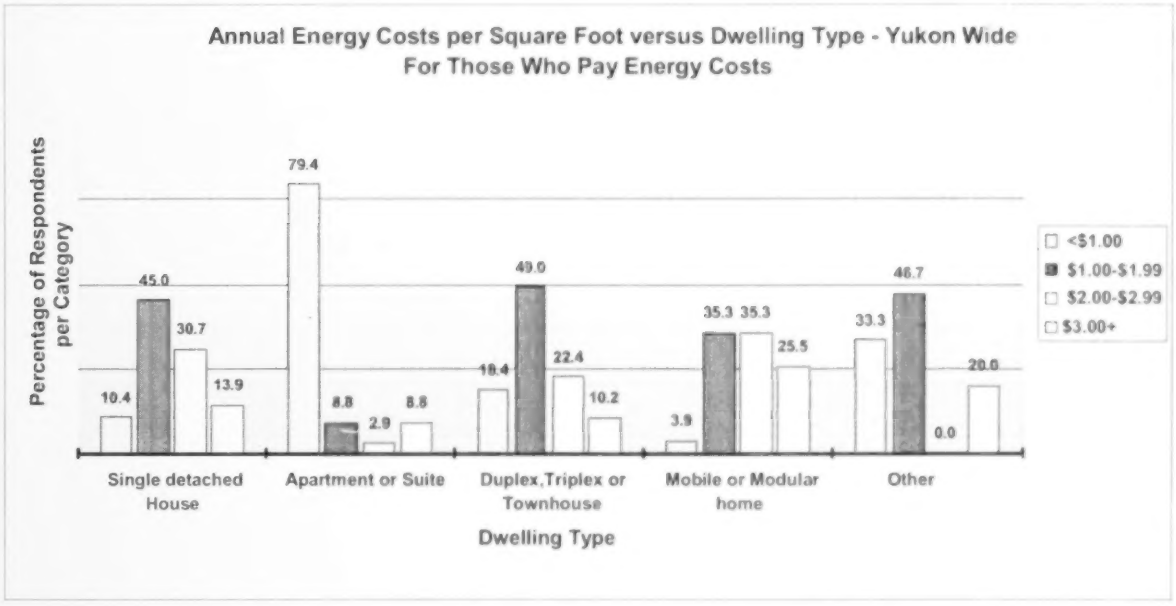

## HIGHLIGHTS

- Watson Lake numbers are very similar to Yukon wide numbers.
- Generally, heating bills increase with the size of the home.

## 1.1.3 ANNUAL ENERGY COST VERSUS DWELLING TYPE

These bar charts show the relationship between annual energy costs per square foot for householders and the dwelling type.



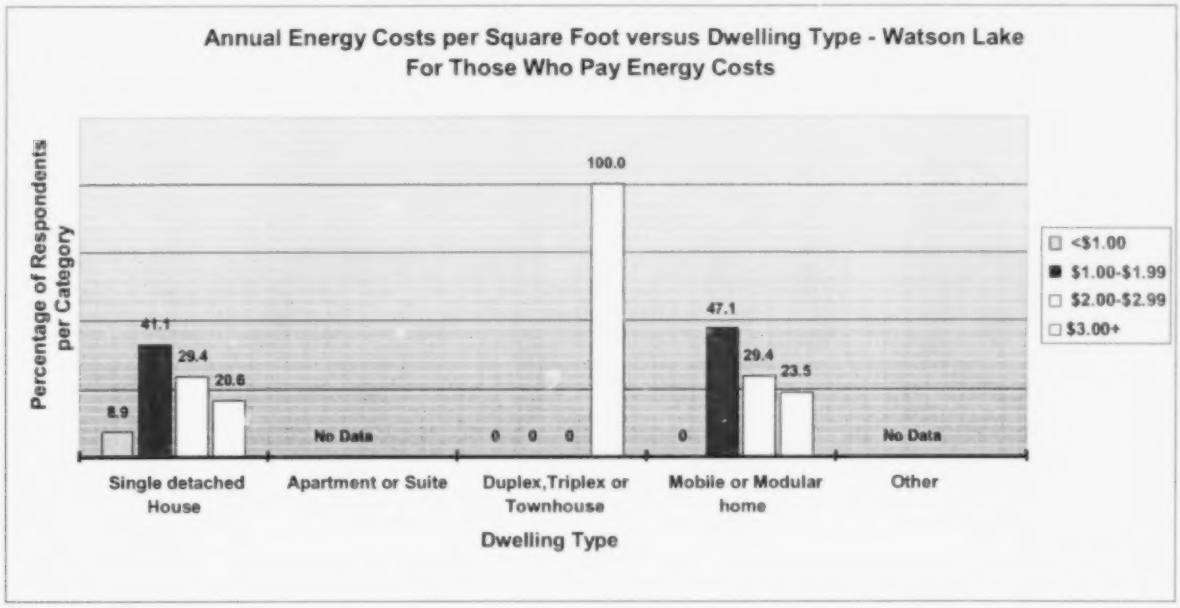



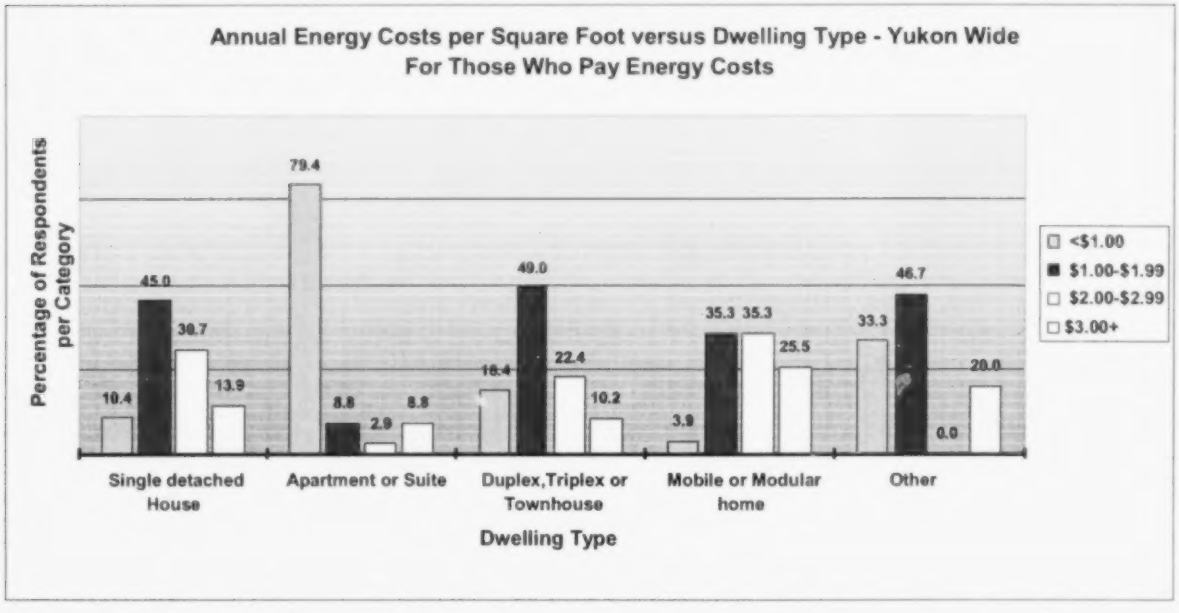

## HIGHLIGHTS

- The lack of data for some dwelling categories makes comparison of heating costs difficult.
- Approximately 53 percent of modular or mobile homes cost more than $2 per square foot to heat.

## 1.1.3 ANNUAL ENERGY COST VERSUS DWELLING TYPE

These bar charts show the relationship between annual energy costs per square foot for householders and the dwelling type.



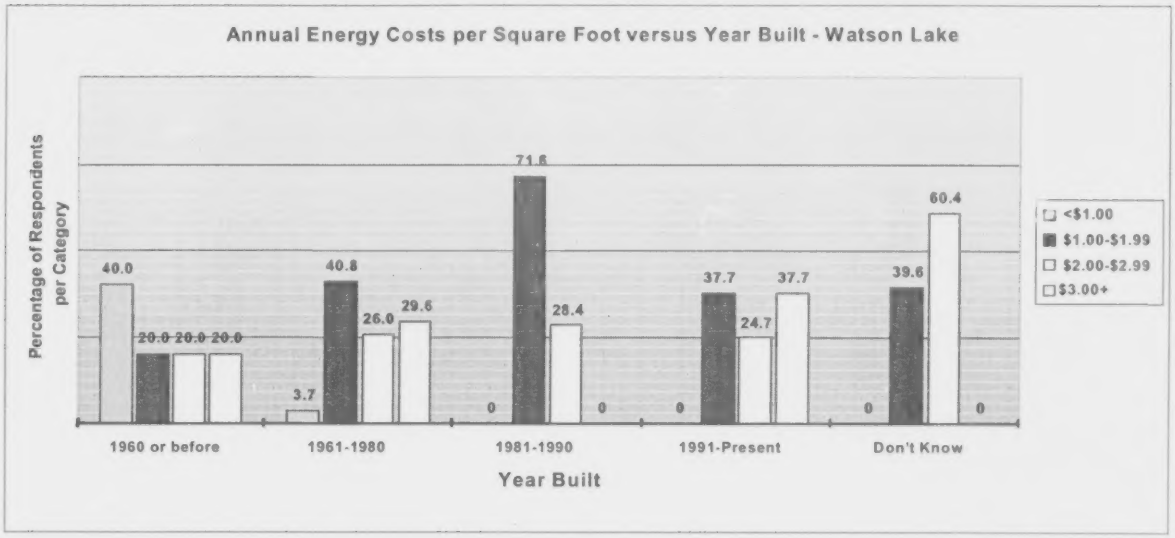

## HIGHLIGHTS

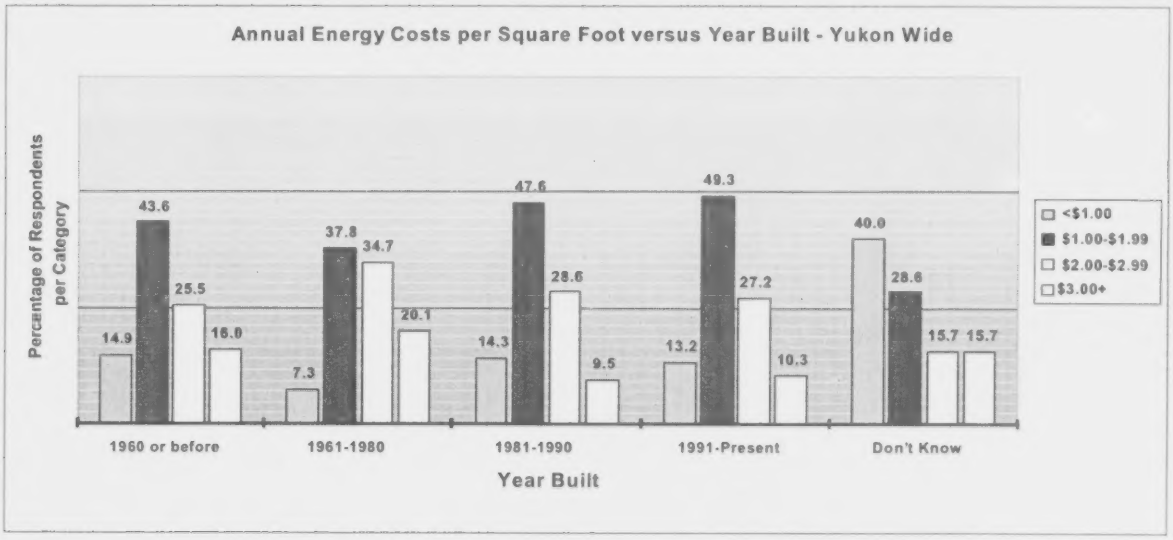
- The lack of data for some dwelling categories makes comparison of heating costs difficult.
- Approximately 53 percent of modular or mobile homes cost more than $2 per square foot to heat.

- 100 percent of households, falling into the category of duplex, triplex or townhouse, had heating costs over $3 per square foot. This represents in actual numbers approximately 2 households.
- The "Other" category includes dwellings that do not fit into any other category, for example, a five-plex or a mobile home with additions.

## 1.1.4 ANNUAL ENERGY COST PER SQUARE FOOT VERSUS AGE OF THE DWELLING

These bar charts show the relationship between annual energy costs per square foot for householders and the age of the dwelling.



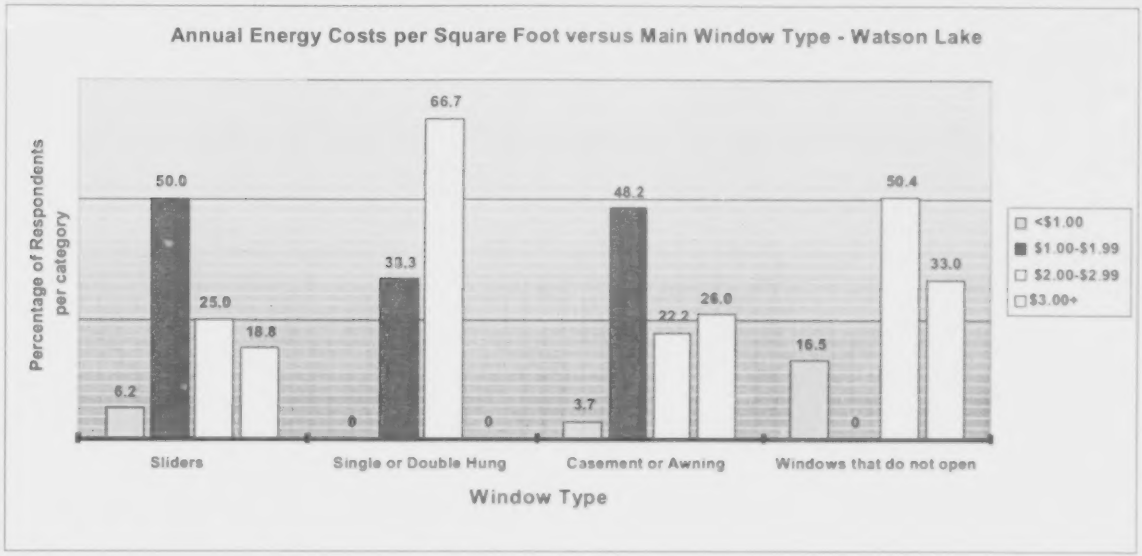



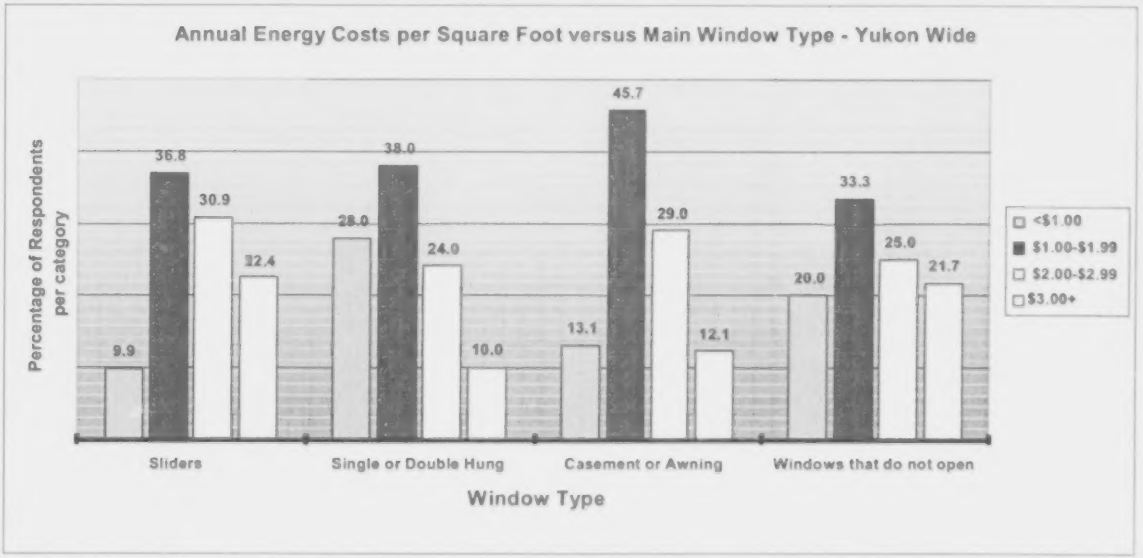

## HIGHLIGHTS:

- Newer dwellings in Watson Lake appear to be relatively inefficient in terms of heating costs. Almost 40 percent of dwellings built in Watson Lake between 1991 and the present have heating costs over $3 per square foot.
- Conversely, 40 percent of homes built before 1960 have heating costs below $1 per square foot.
- These percentages probably say more about the cost of the heating fuel being used in new versus old buildings than they do about the relative energy efficiency of the newer and older homes.

## 1.1.5 ANNUAL ENERGY COST VERSUS DWELLING'S MAIN WINDOW TYPE

These bar charts show the relationship between annual energy costs per square foot for householders and the ... lling's main window type.



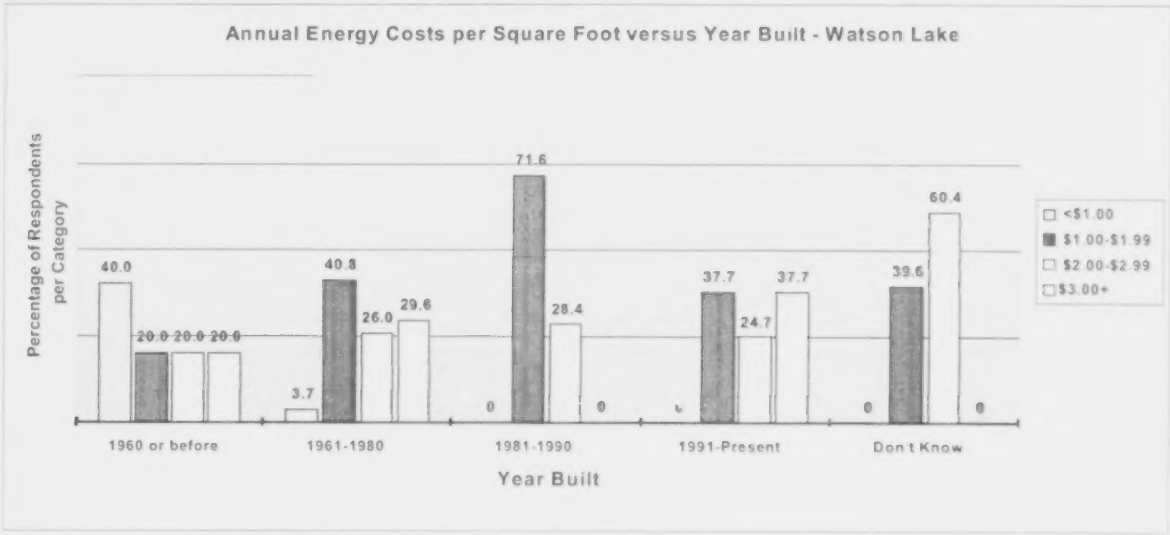

***Definitions:***
***Sliders – windows that slide horizontally,***
***Single Hung – Lower portion of window slides upwards,***
***Double Hung – Lower portion of window slides upwards, and upper portion slides downwards, and***
***Casement – a portion of the window swings out horizontally or vertically.***

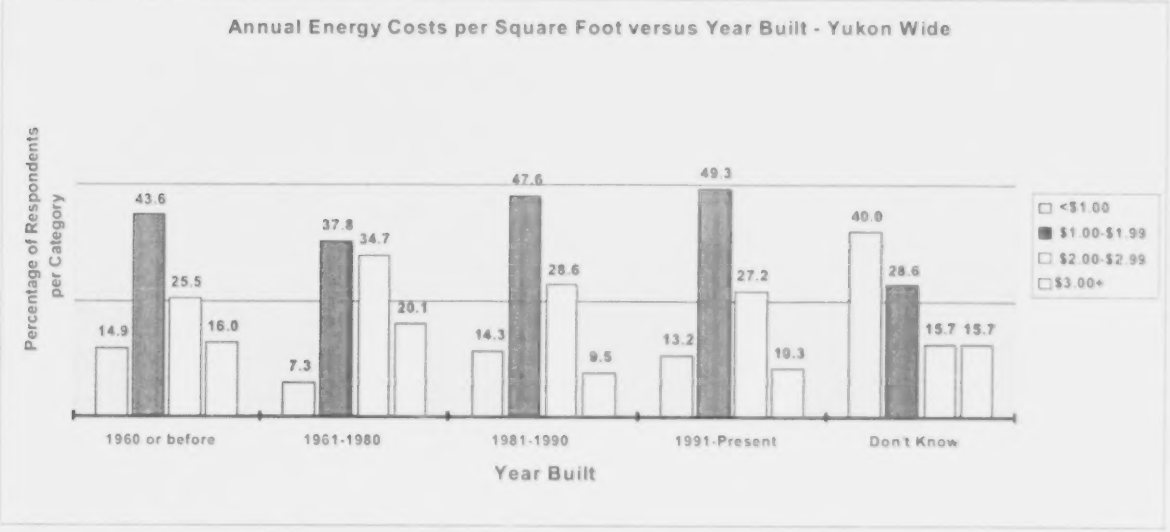
## HIGHLIGHTS

- Windows that do not open appear to be associated with higher energy costs per square foot.
- Note, there are probably other factors such as the amounts of insulation, and the type of doors in the home that play a role in energy costs.

## 1.1.4 ANNUAL ENERGY COST PER SQUARE FOOT VERSUS AGE OF THE DWELLING

These bar charts show the relationship between annual energy costs per square foot for householders and the age of the dwelling.



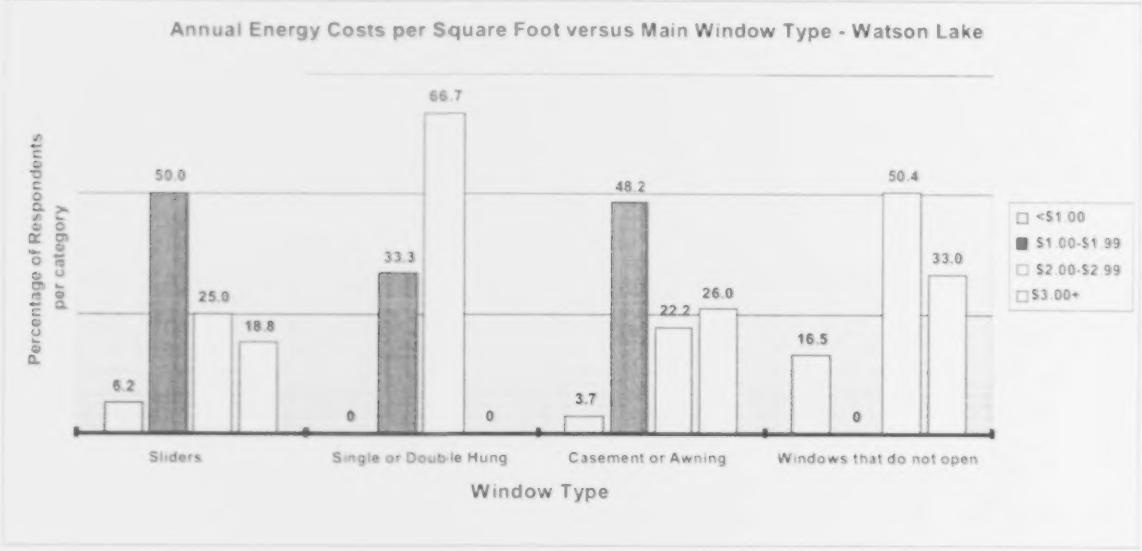



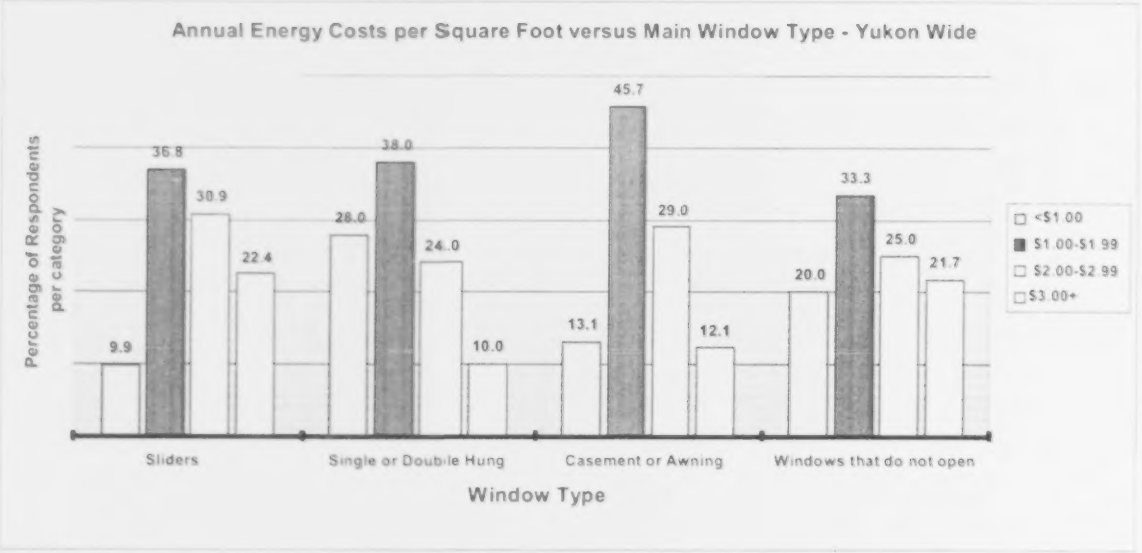

## HIGHLIGHTS:

- Newer dwellings in Watson Lake appear to be relatively inefficient in terms of heating costs. Almost 40 percent of dwellings built in Watson Lake between 1991 and the present have heating costs over $3 per square foot.
- Conversely, 40 percent of homes built before 1960 have heating costs below $1 per square foot.
- These percentages probably say more about the cost of the heating fuel being used in new versus old buildings than they do about the relative energy efficiency of the newer and older homes.

## 1.1.5 ANNUAL ENERGY COST VERSUS DWELLING'S MAIN WINDOW TYPE

These bar charts show the relationship between annual energy costs per square foot for householders and the dwelling's main window type.



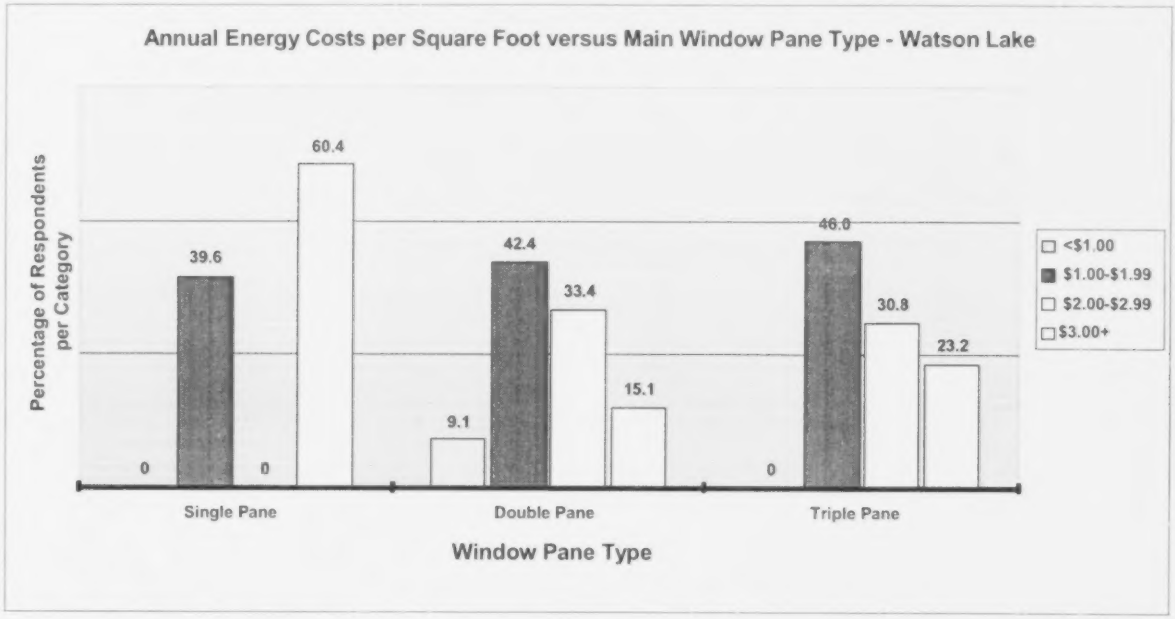

***Definitions:***
***Sliders – windows that slide horizontally,***
***Single Hung – Lower portion of window slides upwards,***
***Double Hung – Lower portion of window slides upwards, and upper portion slides downwards, and***
***Casement – a portion of the window swings out horizontally or vertically.***

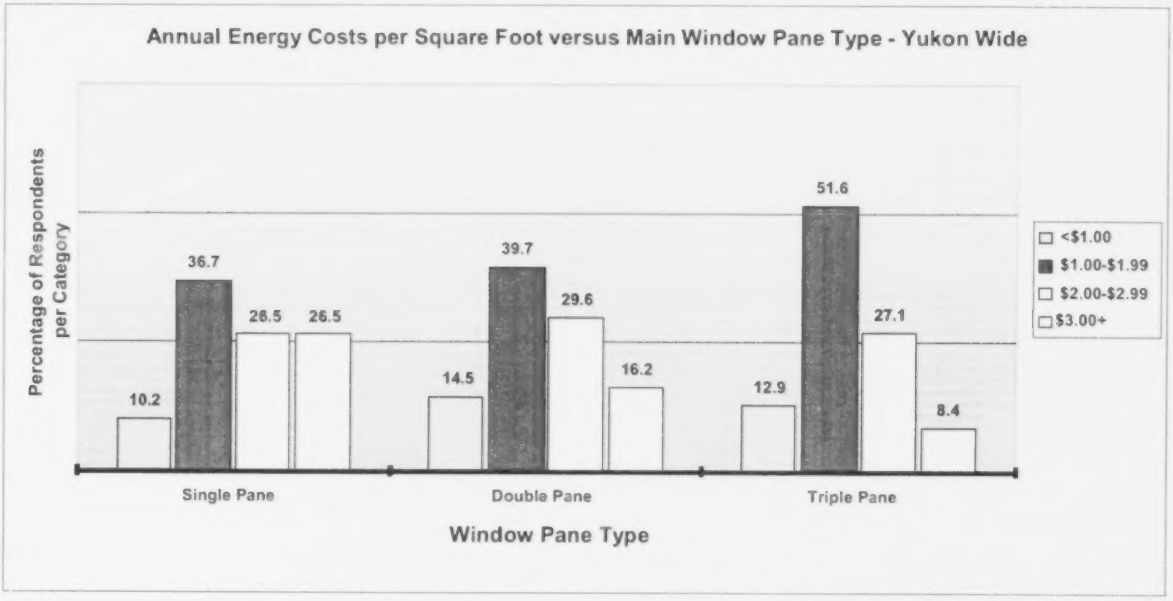
## HIGHLIGHTS

- Windows that do not open appear to be associated with higher energy costs per square foot.
- Note, there are probably other factors such as the amounts of insulation, and the type of doors in the home that play a role in energy costs.

## 1.1.6 ANNUAL ENERGY COST VERSUS DWELLING'S MAIN WINDOW PANE TYPE

These bar charts show the relationship between annual energy costs per square foot for householders and the dwelling's main window pane type.



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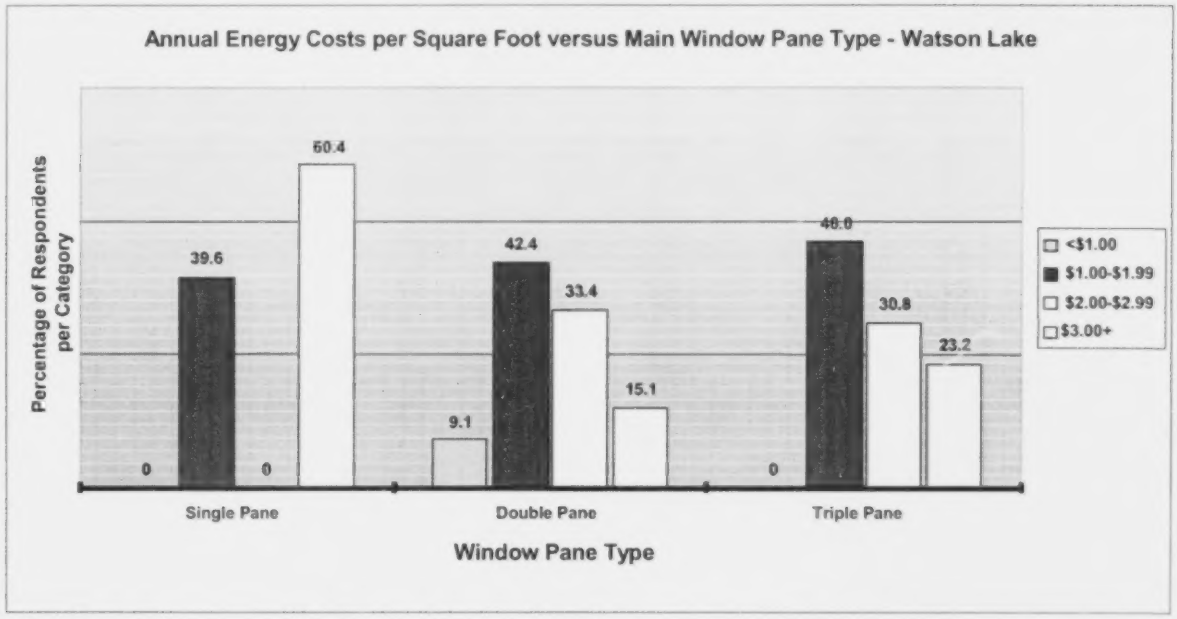
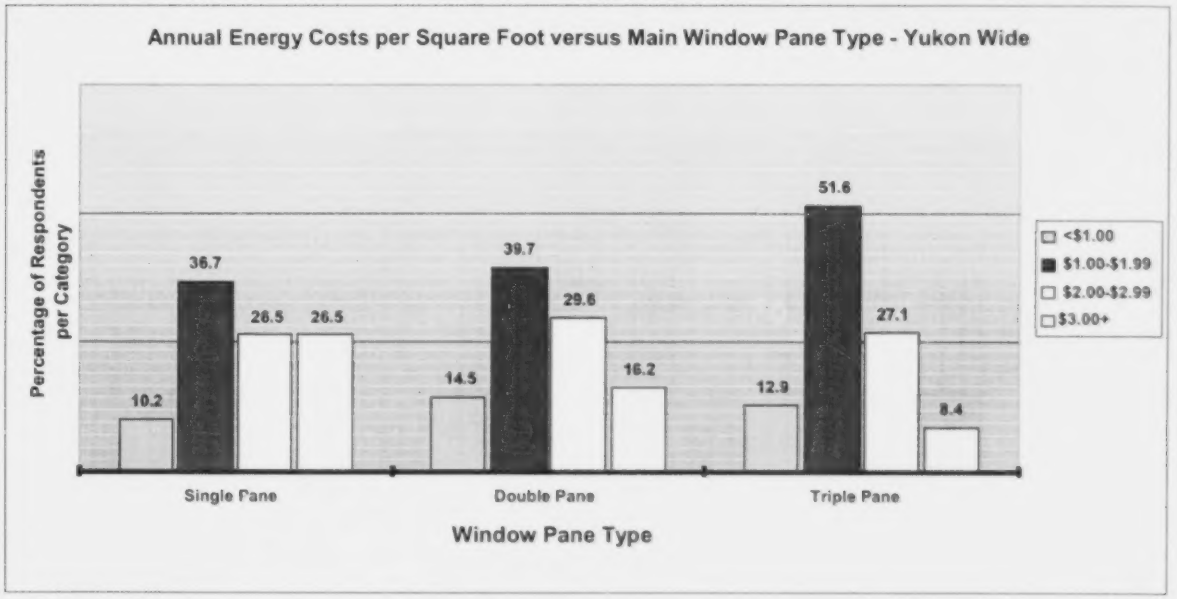


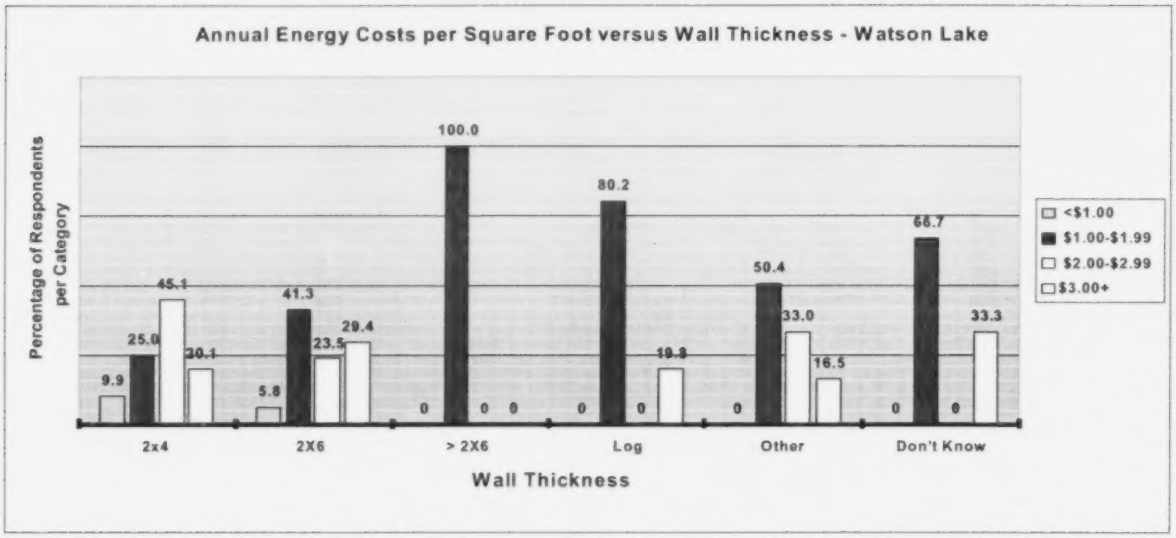



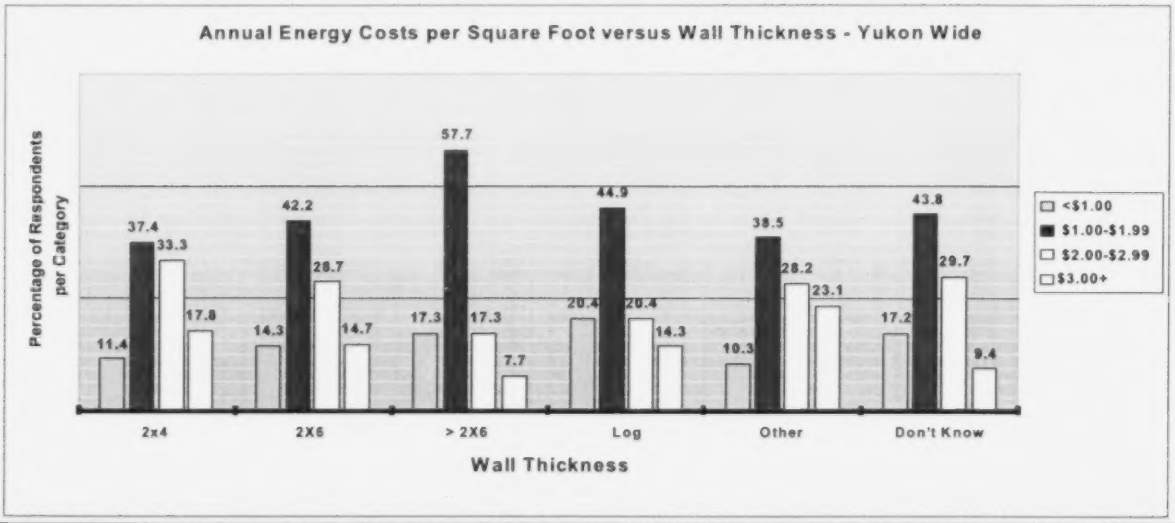
## HIGHLIGHTS

- Watson Lake results are similar to Yukon wide results.
- Generally, increased numbers of window panes is associated with lower energy cost ranges.
- Approximately 60 percent of dwellings with single pane windows in Watson Lake have heating costs greater than $3 per square foot. About 15 percent of dwellings with double pane windows also have heating costs this high. In addition, approximately 23 percent of dwellings with triple pane windows have heating costs this high.

## 1.1.7 ANNUAL ENERGY COST VERSUS DWELLING'S WALL THICKNESS

These bar charts show the relationship between annual energy costs per square foot for householders and the dwelling's wall thickness.



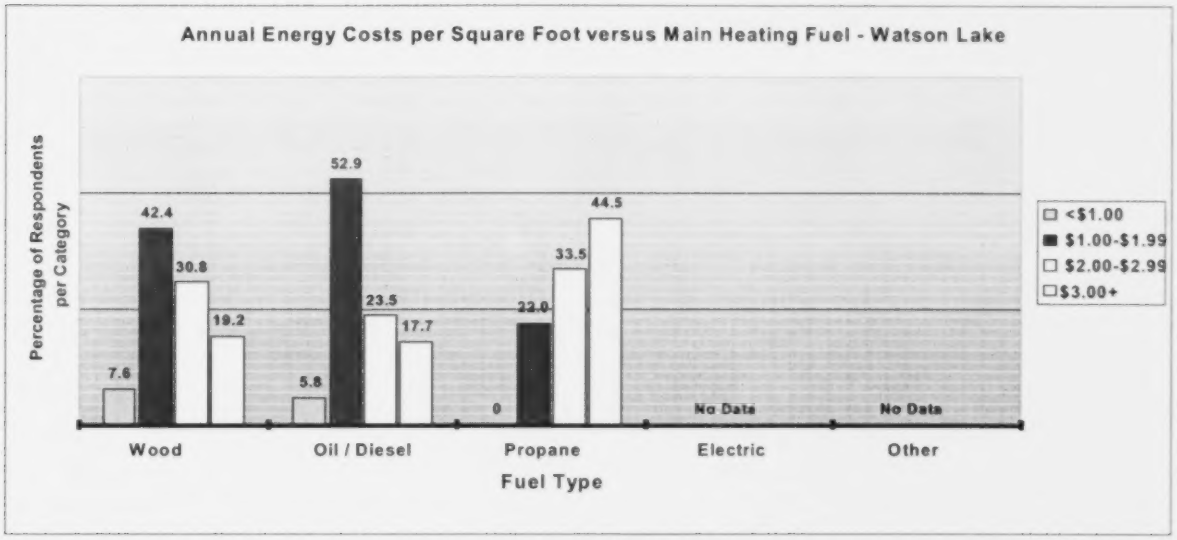



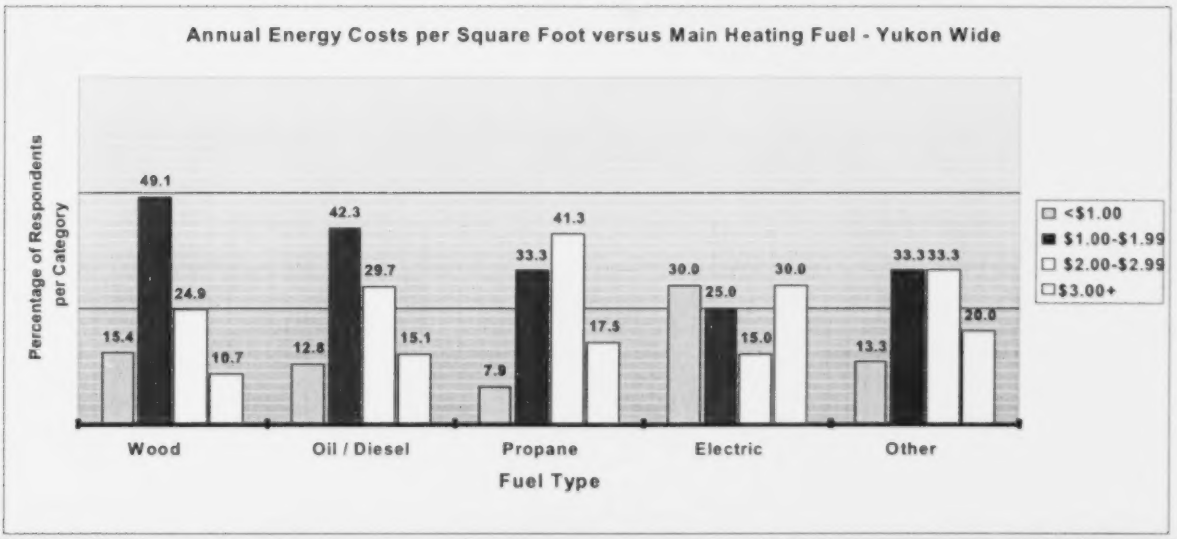

## HIGHLIGHTS

- Watson Lake results are similar to Yukon wide results.
- Generally, increased wall thickness is associated with lower energy costs.
- Increasing wall thickness from 2X6 to ">2X6" have lower energy costs.
- Dwellings with wall thickness greater than 2X6 have heating costs less than $2 per square foot.
- Only 35 percent of dwellings with 2X4 walls have heating costs less than $2 per square foot.
- The "Other" category includes wall construction that does not fit into any other category, for example, 2X3 walls.
- 100 percent of households with ">2X6" walls have heating costs between $1 and $1.99. This represents approximately 2 households.

## 1.1.8 ANNUAL ENERGY COST VERSUS DWELLING'S MAIN HEATING FUEL

These bar charts show the relationship between annual energy costs per square foot for householders and the dwelling's main heating fuel.




## HIGHLIGHTS

- Watson Lake results are similar to Yukon wide results.
- 19 percent of wood heated dwellings have heating costs greater than $3 per square foot.
- 18 percent of oil/diesel heated dwellings have heating costs greater than $3 per square foot.
- 45 percent of propane heated dwellings have heating costs greater than $3 per square foot.
- It is very important to remember that factors other than the type of heating fuel have an impact on heating efficiency and costs.

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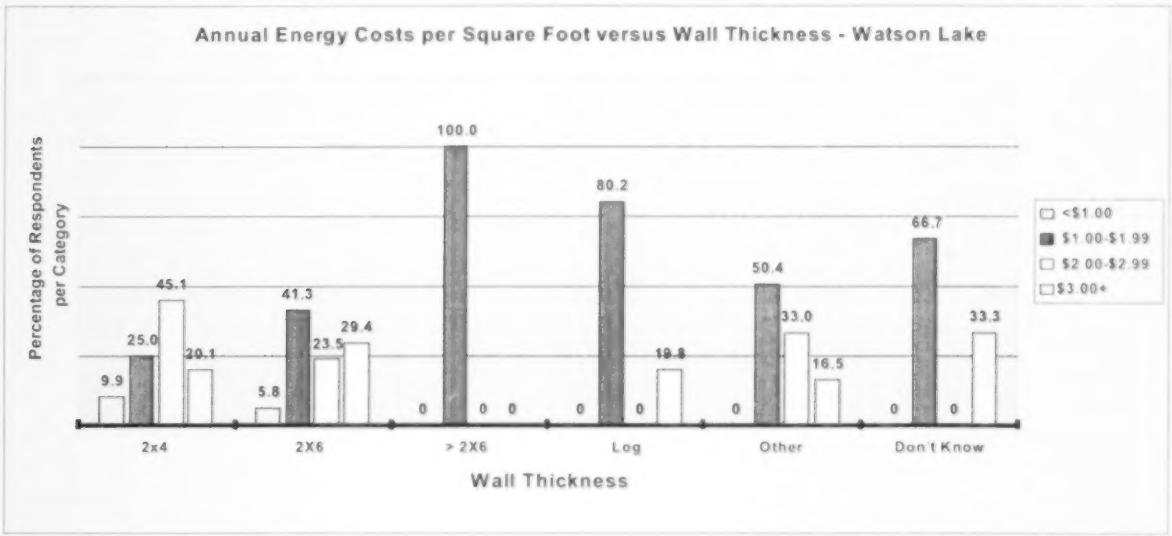
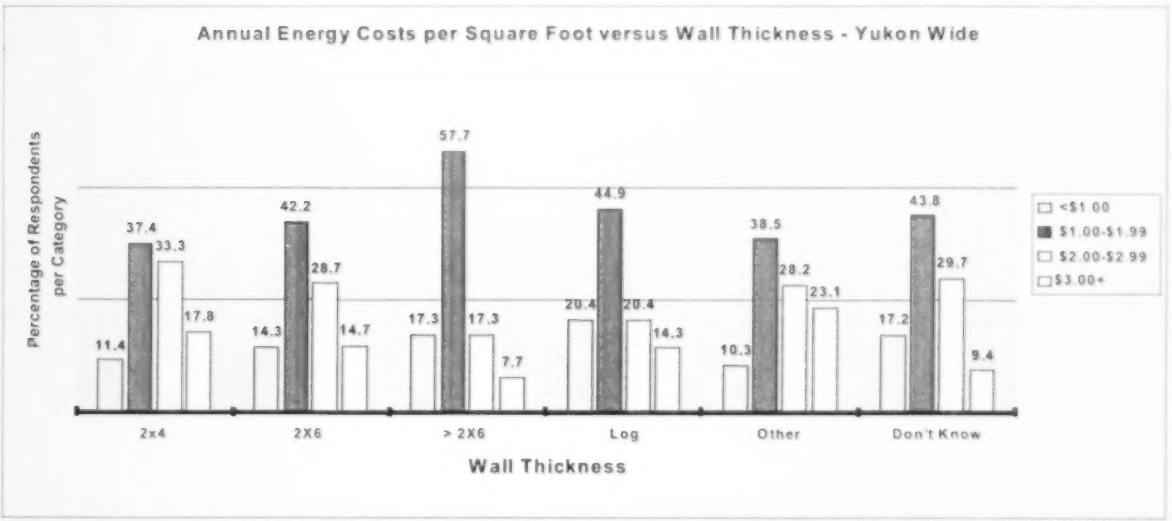
These bar charts show the relationship between annual energy costs per square foot for householders and the dwelling's wall thickness.

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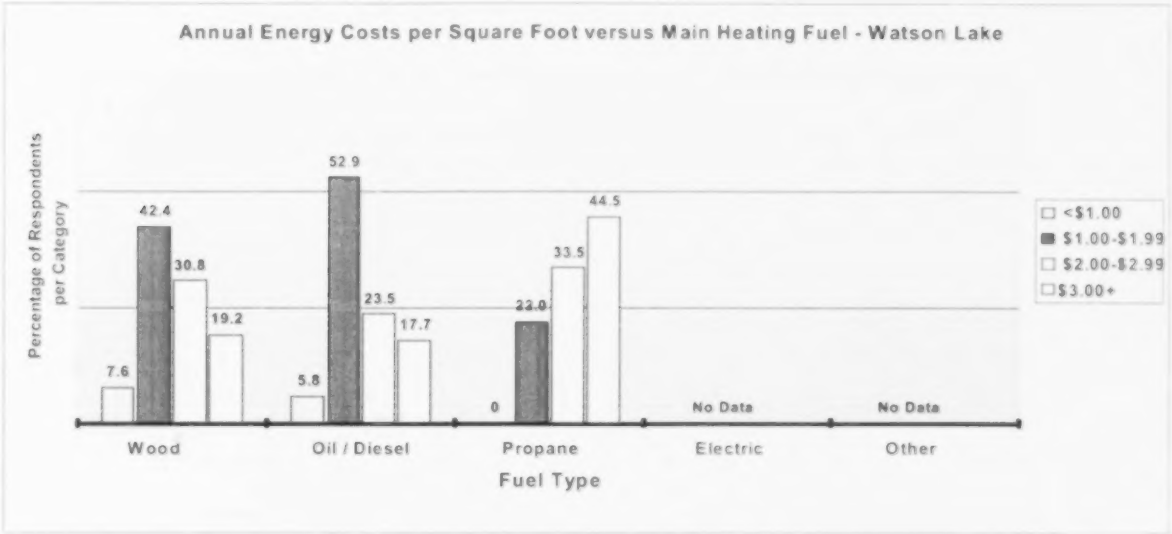


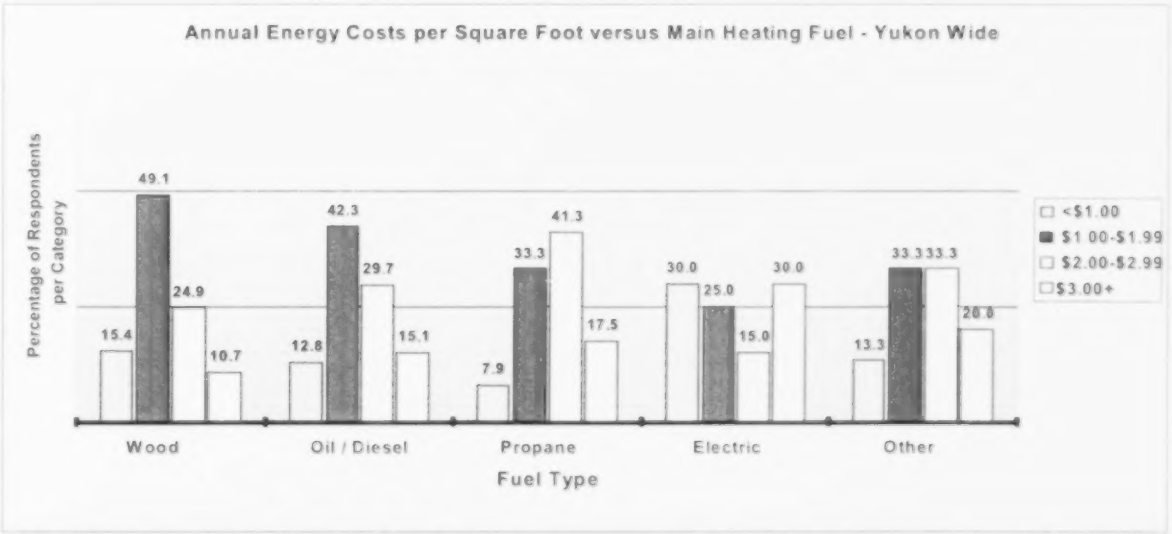


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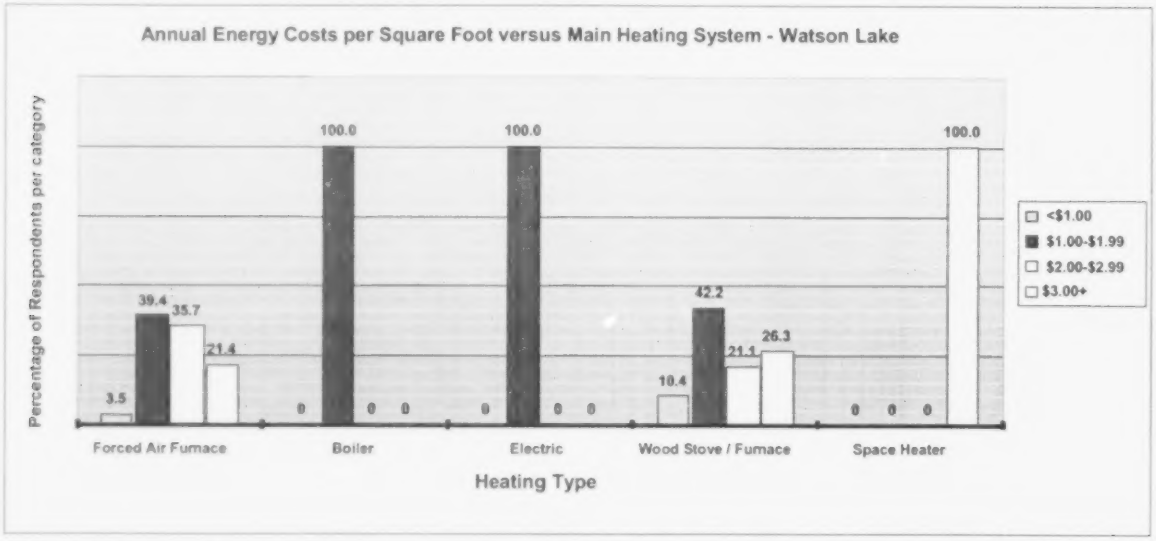
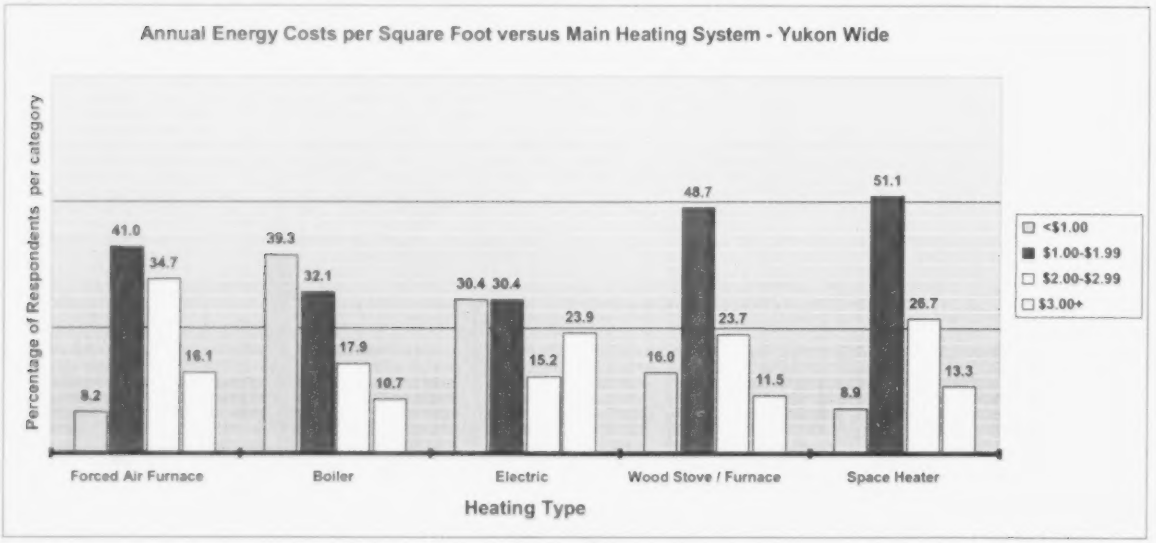
- 18 percent of oil/diesel heated dwellings have heating costs greater than $3 per square foot.
- 45 percent of propane heated dwellings have heating costs greater than $3 per square foot.
- It is very important to remember that factors other than the type of heating fuel have an impact on heating efficiency and costs.

- The "Other" category includes heating fuel that does not fit into any other category, for example, kerosene. "Other" also represents the use of more than one type of fuel in the dwelling. For example, the main fuel source may be oil, the second source may be wood. In this example, wood is included in the "other" category.

## 1.1.9 ANNUAL ENERGY COST VERSUS DWELLING'S MAIN HEATING SYSTEM

These bar charts show the relationship between annual energy costs per square foot for householders and the dwelling's main heating system.




## HIGHLIGHTS

- Of dwellings whose main heating system is a woodstove/furnace, approximately 26 percent have heating costs greater than $3 per square foot, and 53 percent have heating costs less than $2 per square foot.
- Of dwellings whose main heating system is a forced-air furnace, 21 percent have heating costs greater than $3 per square foot and 43 percent have heating costs less than $2 per square foot.
- All of the respondents whose dwellings were heated by electricity indicated that their heating costs were less than $2 per square foot.

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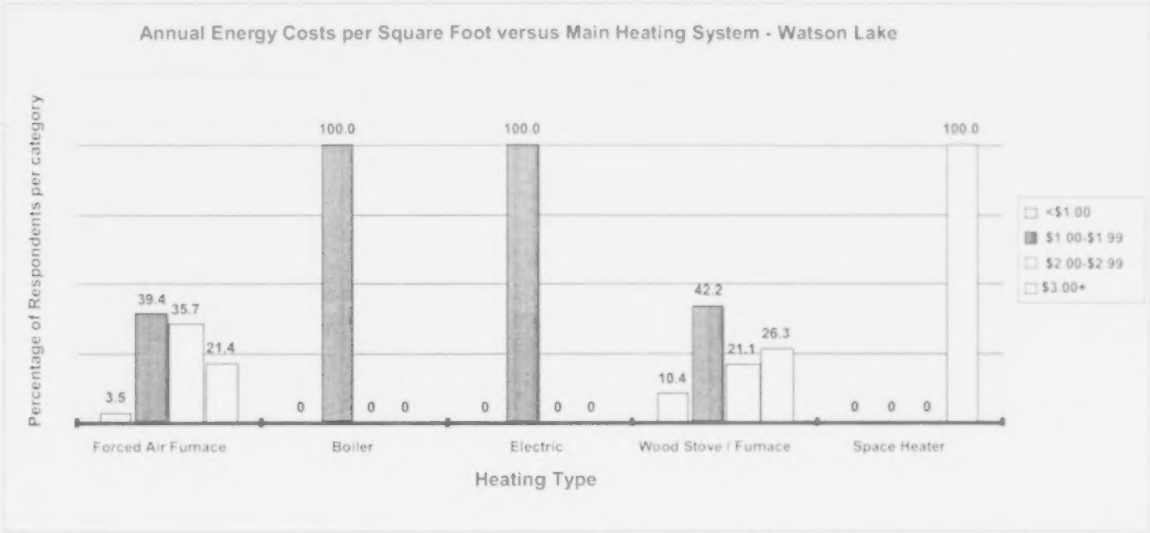


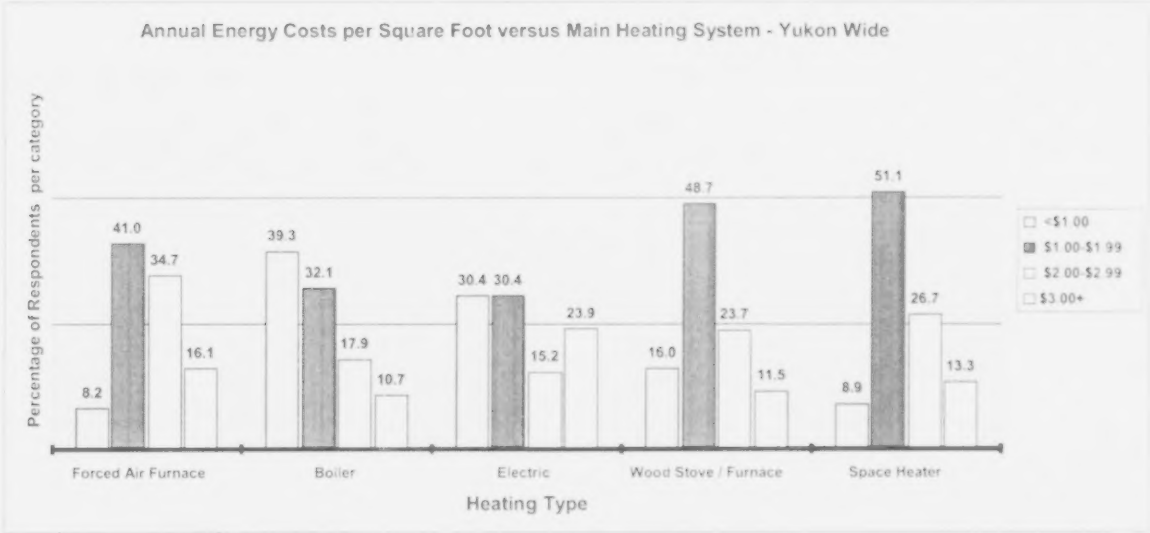


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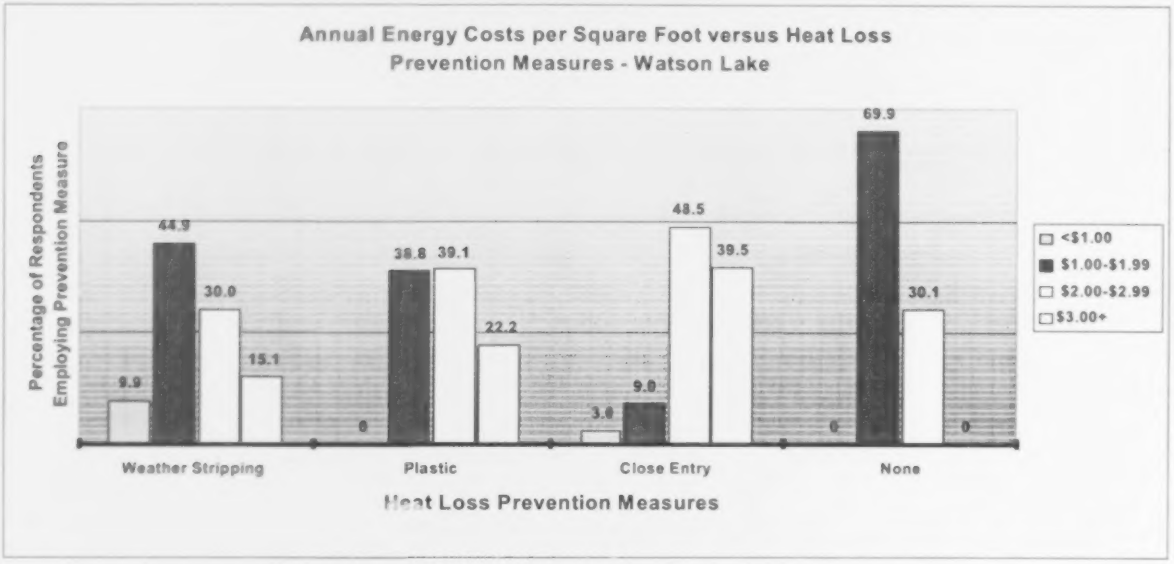
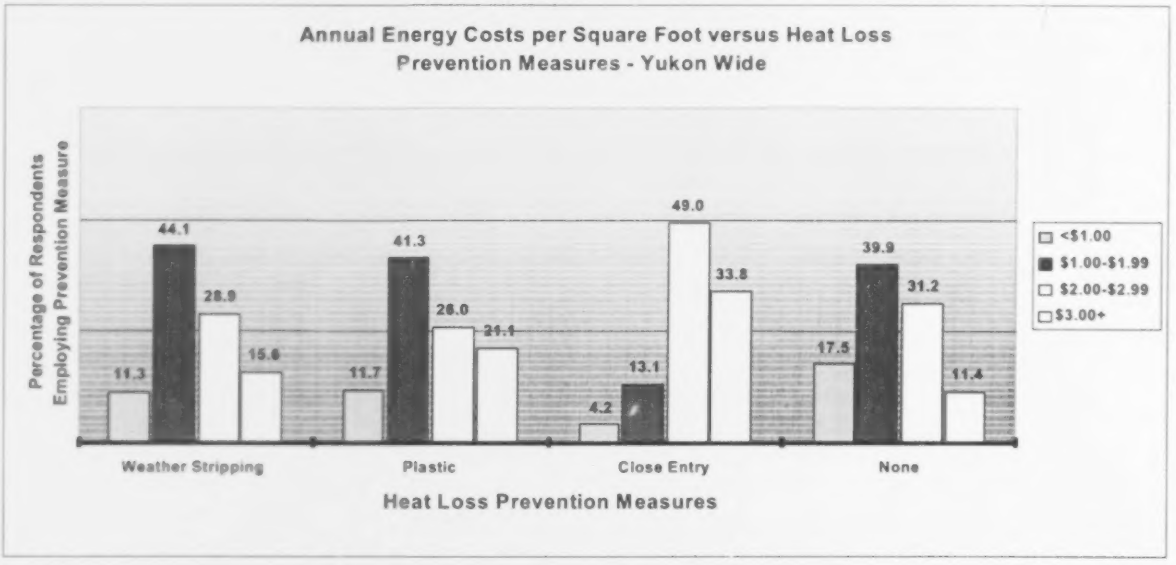
- All of the respondents whose dwellings were heated by electricity indicated that their heating costs were less than $2 per square foot.

- 100 percent of households using a boiler had heating costs between $1 and $1.99. This represents approximately 2 households.
- 100 percent of households using electricity had heating costs between $1 and $1.99. This represents approximately 2 households.
- 100 percent of households using space heaters had heating costs over $3. This represents approximately 2 households.

## 1.1.10 ANNUAL ENERGY COST VERSUS HEAT LOSS PREVENTION MEASURES

These bar charts show the relationship between annual energy costs per square foot for householders and measures taken to reduce heat loss.




## HIGHLIGHTS

- Watson Lake results are similar to Yukon wide results.
- Of households that close an entry as a heat loss prevention method, 88 percent have heating costs over $2 per square foot. Only about 3 percent of these households heat their homes for less than $1 per square foot.
- Of households that use no heat loss prevention methods, 70 percent have heating costs lower than $2 per square foot. None of the respondents in these dwellings indicated heating costs more than $3 per square foot.

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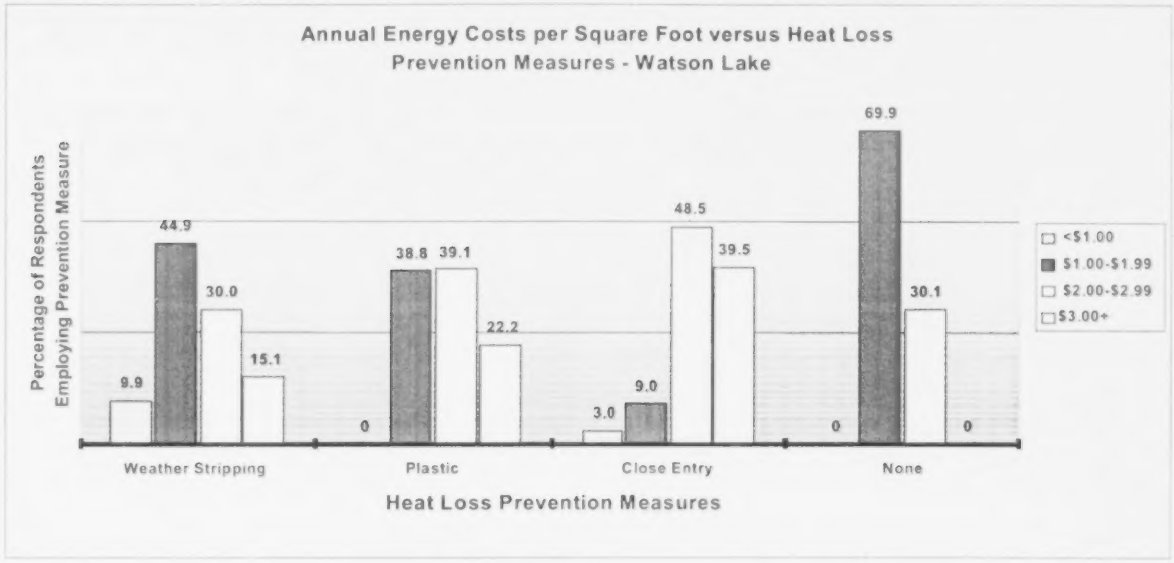


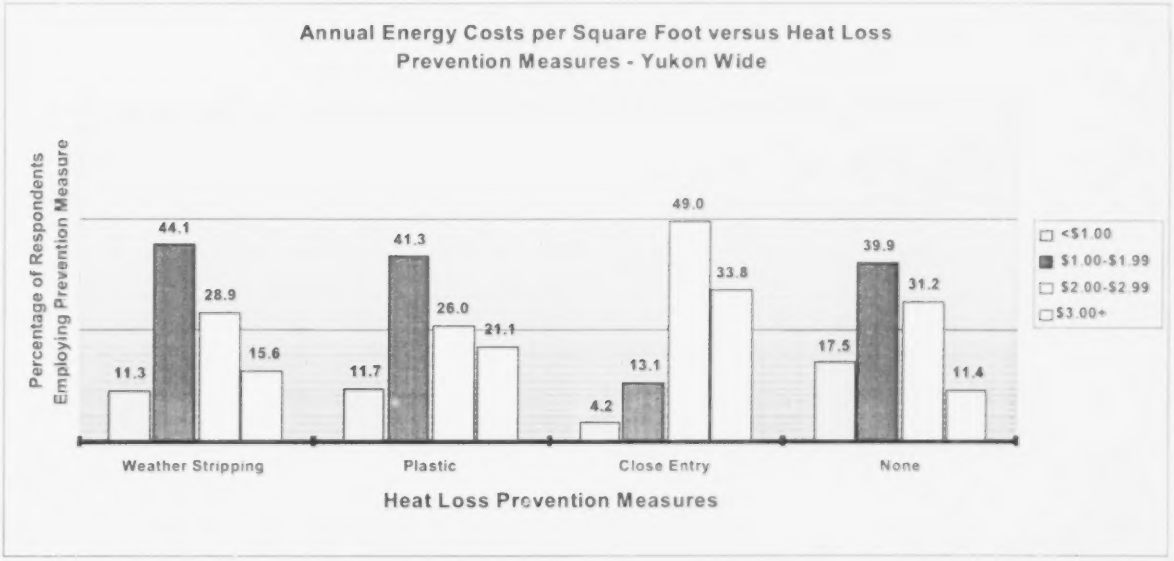


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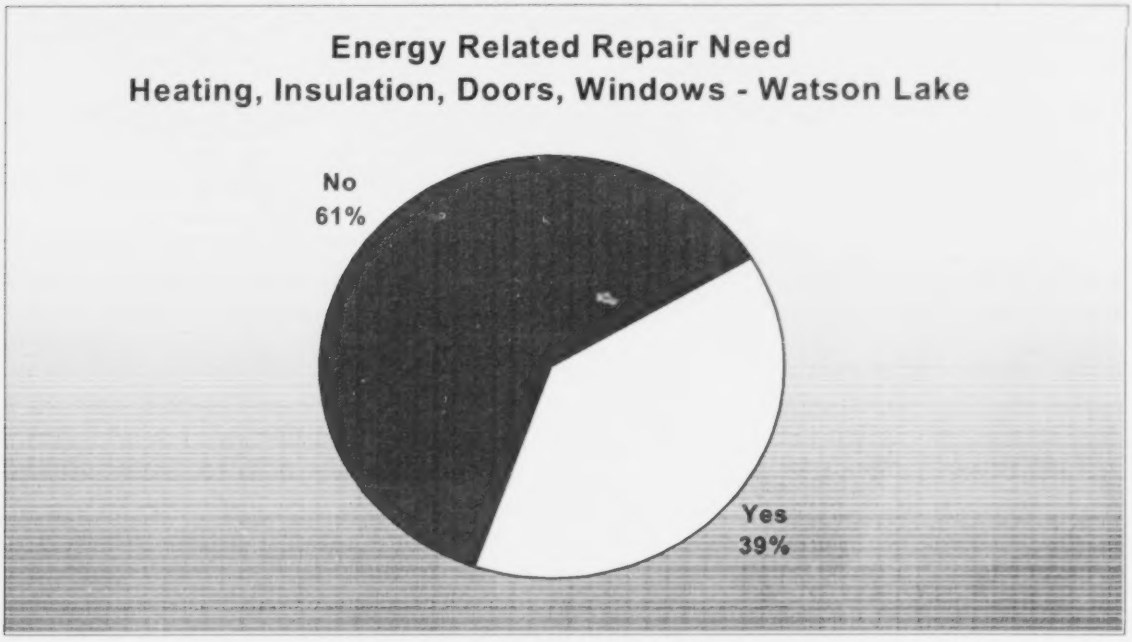
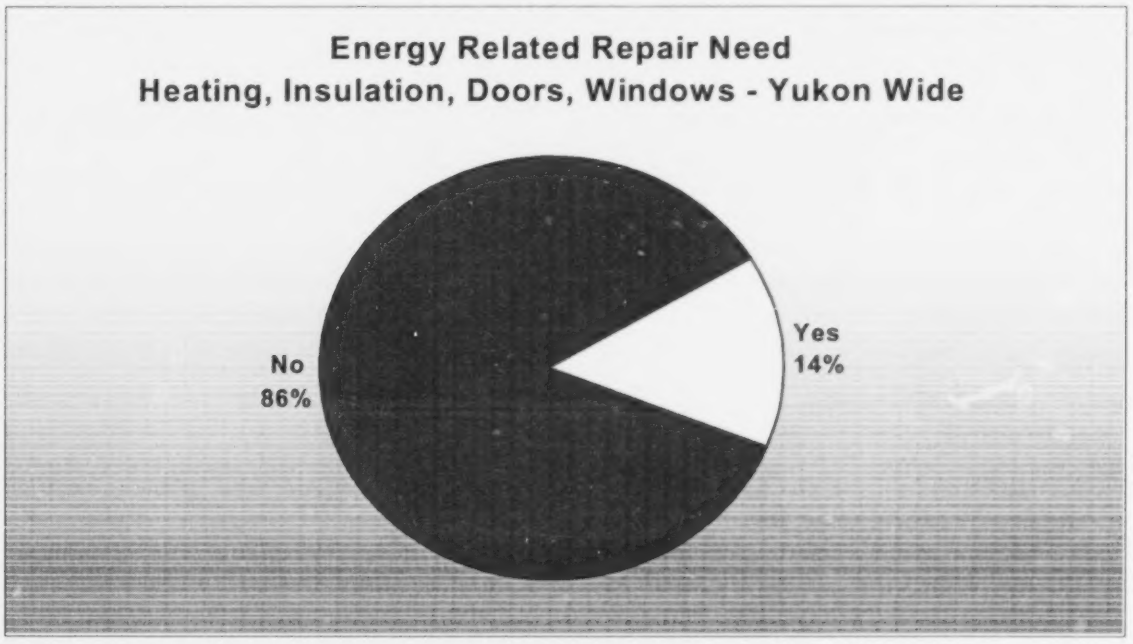
## 1.1.11 PERCENTAGE OF DWELLINGS WITH AN ENERGY-RELATED REPAIR NEED

These pie charts show the percentage of dwellings requiring energy related repairs.



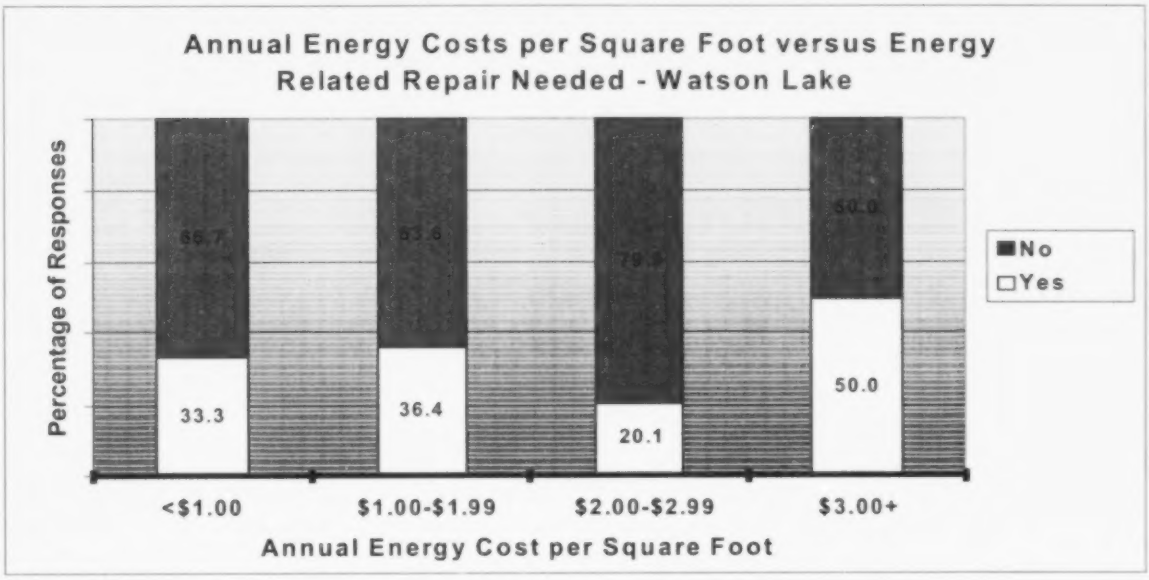



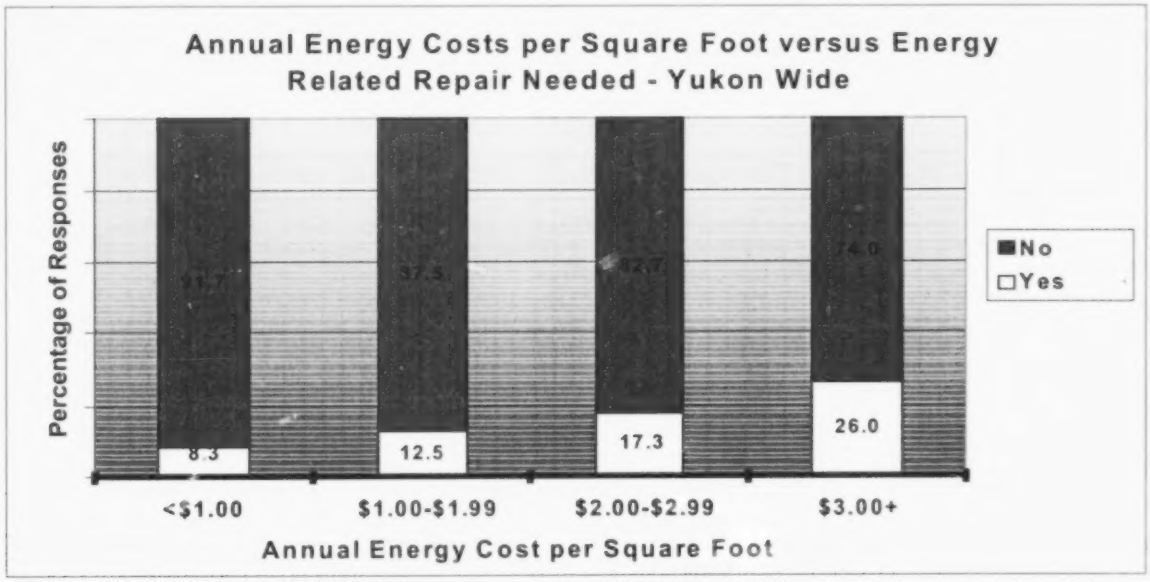

### HIGHLIGHTS

- Watson Lake results show significantly more need, 39 percent of Watson Lake dwellings versus 14 percent of all Yukon dwellings, for energy related repairs than the average Yukon household.

## 1.1.12 ANNUAL ENERGY COST PER SQUARE FOOT VERSUS ENERGY-RELATED REPAIR NEED

These bar charts show the relationship between annual energy costs per square foot for householders and energy related repair needs.




## HIGHLIGHTS

- Generally, in Watson Lake and across the territory, higher energy costs are correlated with higher perceived need for energy-related repairs.
- In each cost category, there is more perceived need for energy related repairs in Watson Lake as compared to the Yukon as a whole.

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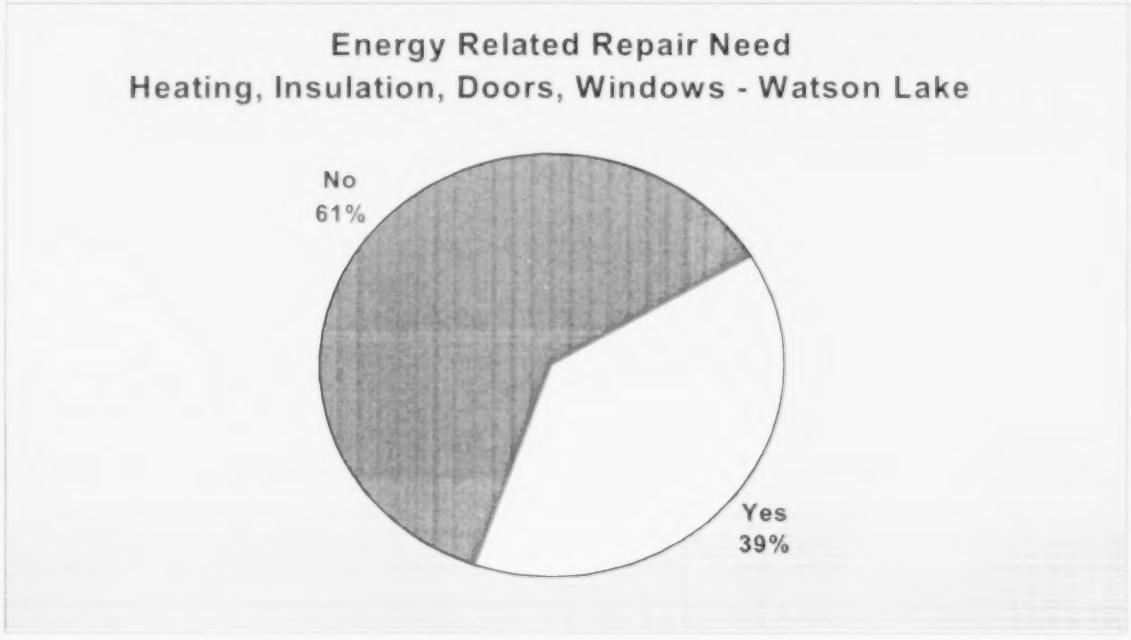
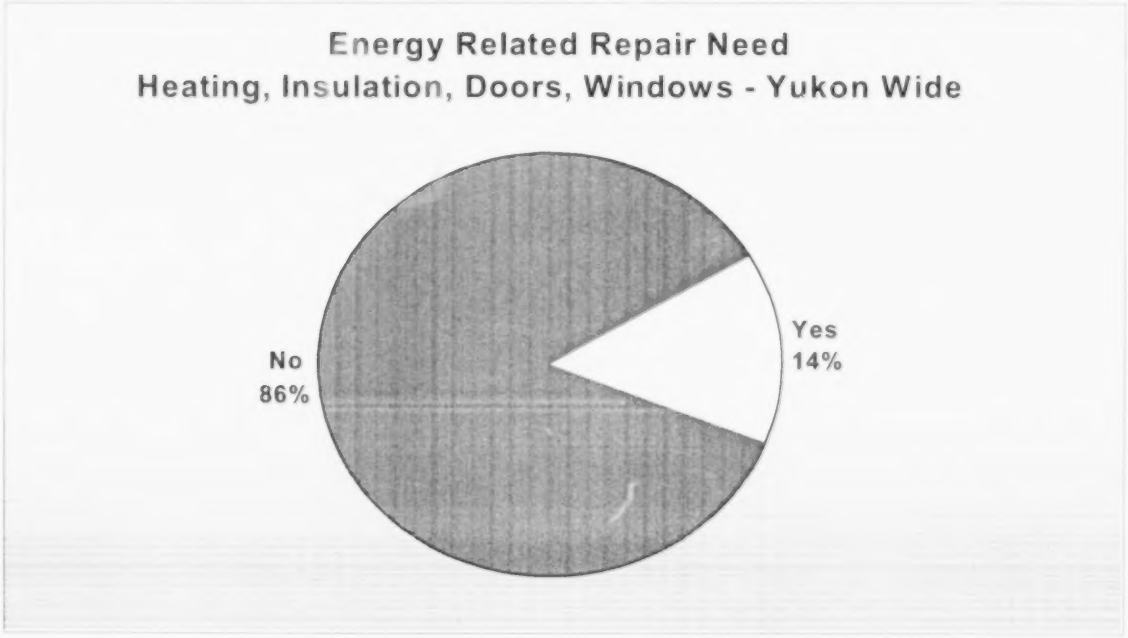
These pie charts show the percentage of dwellings requiring energy related repairs.

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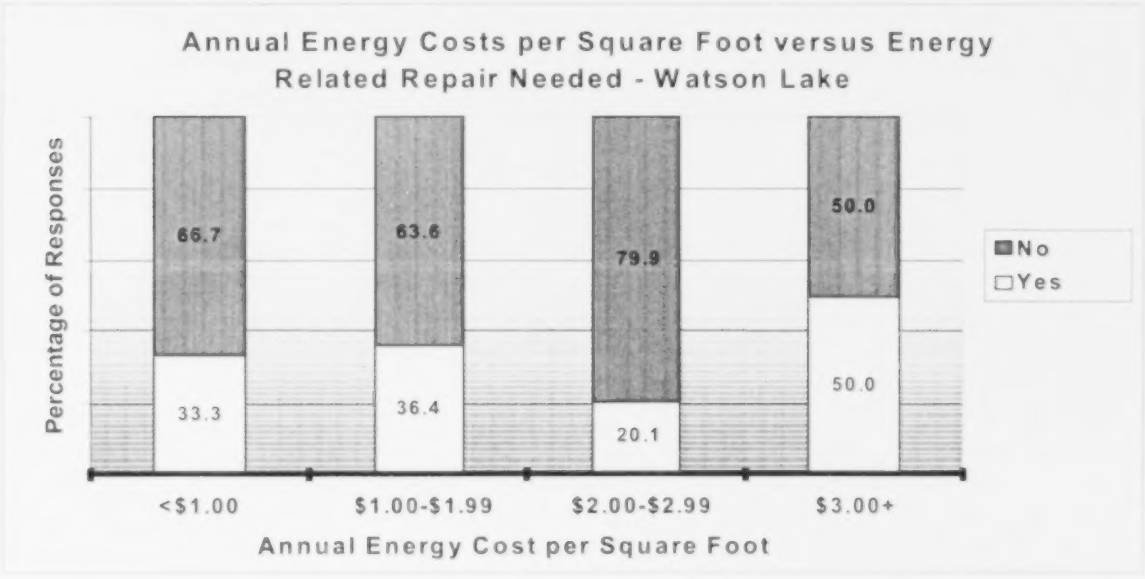


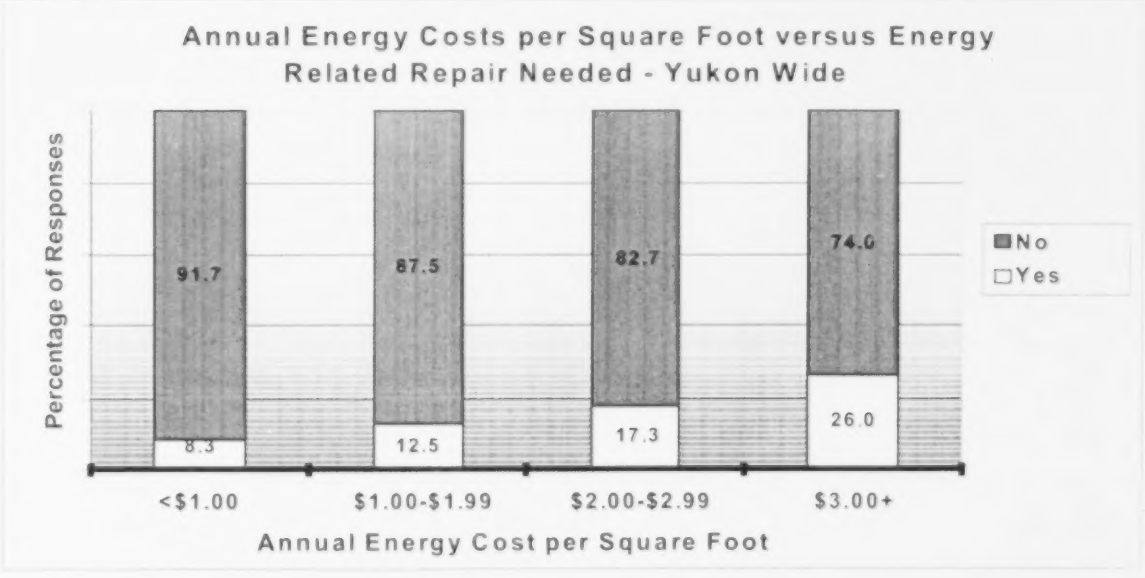


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- Generally, in Watson Lake and across the territory, higher energy costs are correlated with higher perceived need for energy-related repairs.
- In each cost category, there is more perceived need for energy related repairs in Watson Lake as compared to the Yukon as a whole.

## 1.2 STATE OF REPAIR

The next seven sub-themes show various indicators related to the state of repair of dwellings in Watson Lake and the Yukon:

⇒ MAJOR REPAIRS NEEDED,

⇒ MAJOR REPAIRS NEEDED VERSUS HOUSEHOLD INCOME,

⇒ TYPES OF MAJOR REPAIRS NEEDED,

⇒ PERCENTAGE OF HOUSEHOLDS THAT OWN THEIR DWELLINGS PLANNING MAJOR REPAIRS,

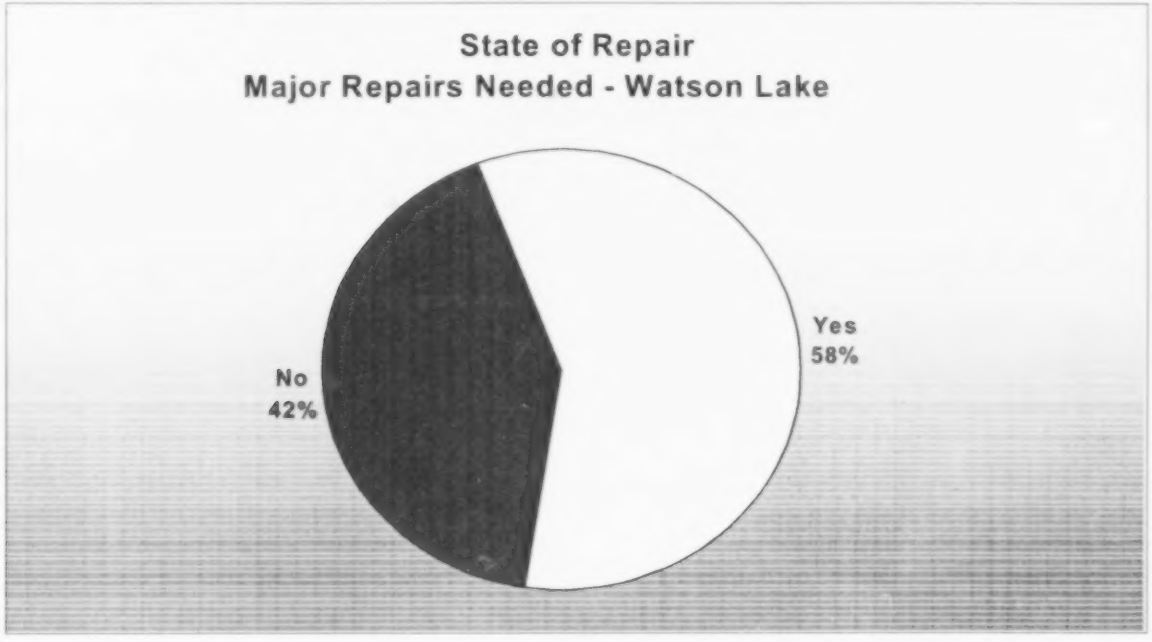
⇒ ESTIMATED COST OF PLANNED MAJOR REPAIRS,

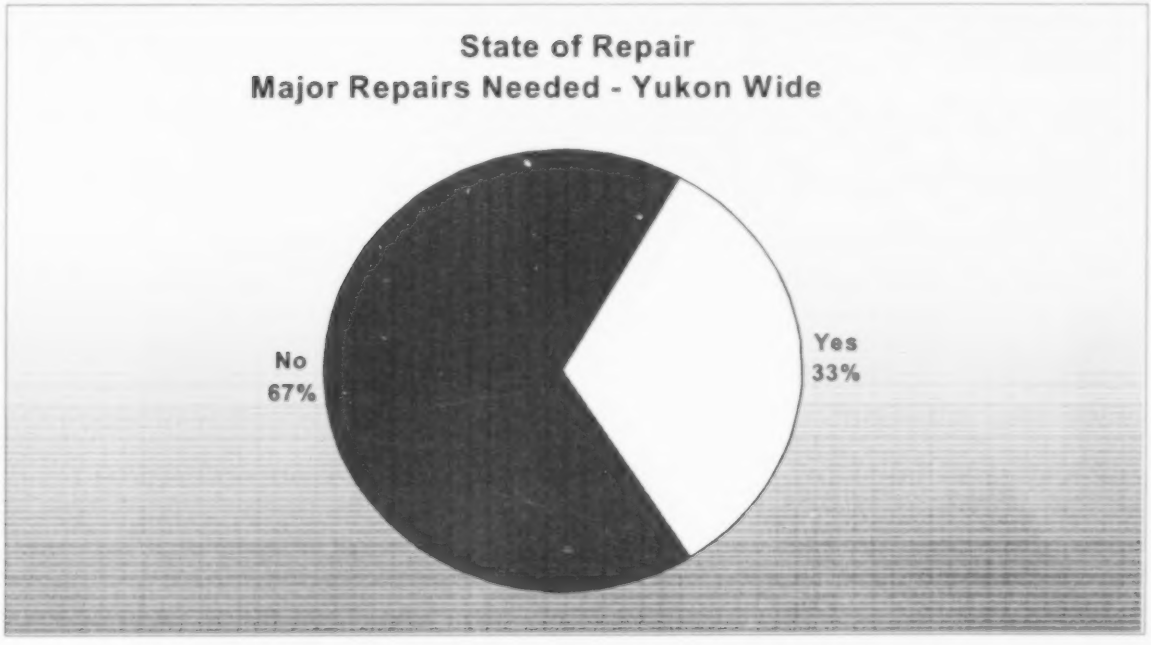
⇒ PERCENTAGE OF DWELLINGS NEEDING MINOR REPAIRS,

⇒ TYPES OF MINOR REPAIRS NEEDED.

## 1.2.1 MAJOR REPAIR NEEDED

These pie charts show the percentage of dwellings that require major repairs both in Watson Lake and the Yukon.



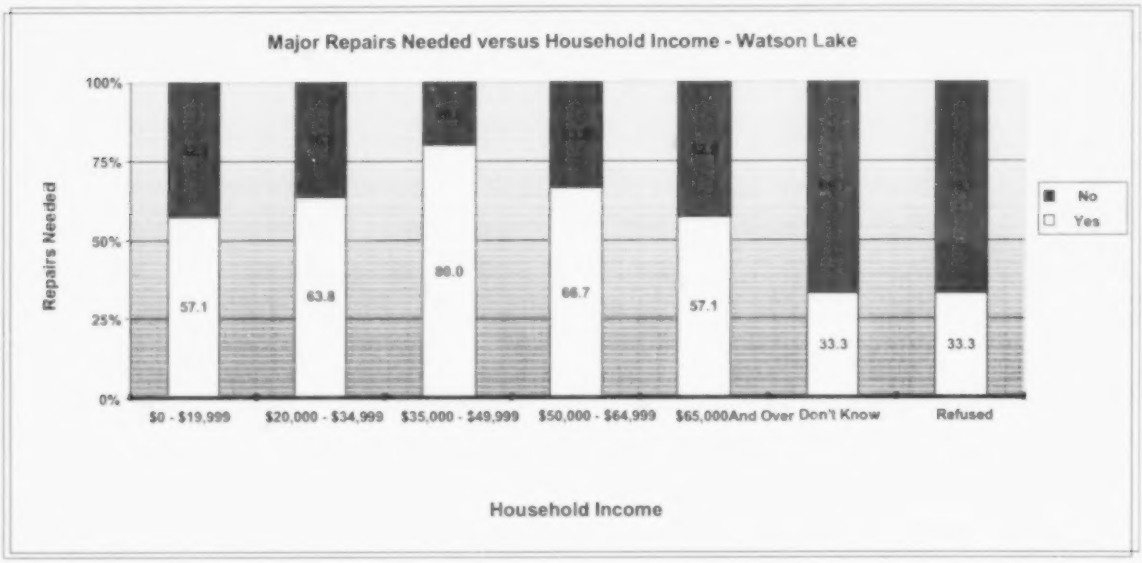



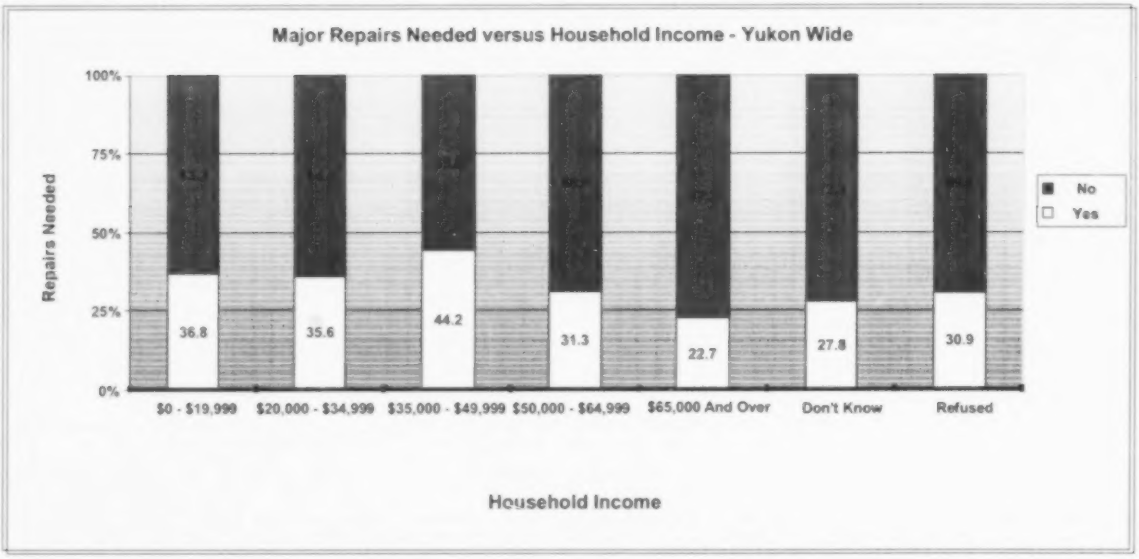

## HIGHLIGHTS

- 58 percent of dwellings in Watson Lake require major repairs.
- 33 percent of dwellings in the territory require major repairs.

## 1.2.2 MAJOR REPAIR NEEDED VERSUS HOUSEHOLD INCOME

These bar charts compare household income with the need for major repairs on the household's dwelling.



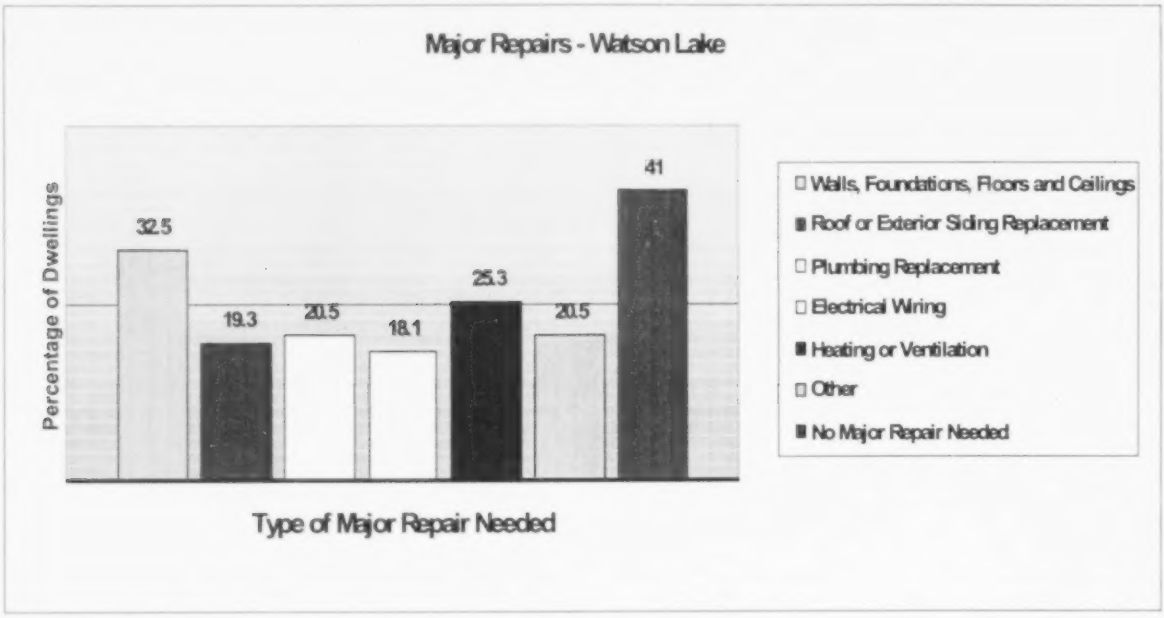



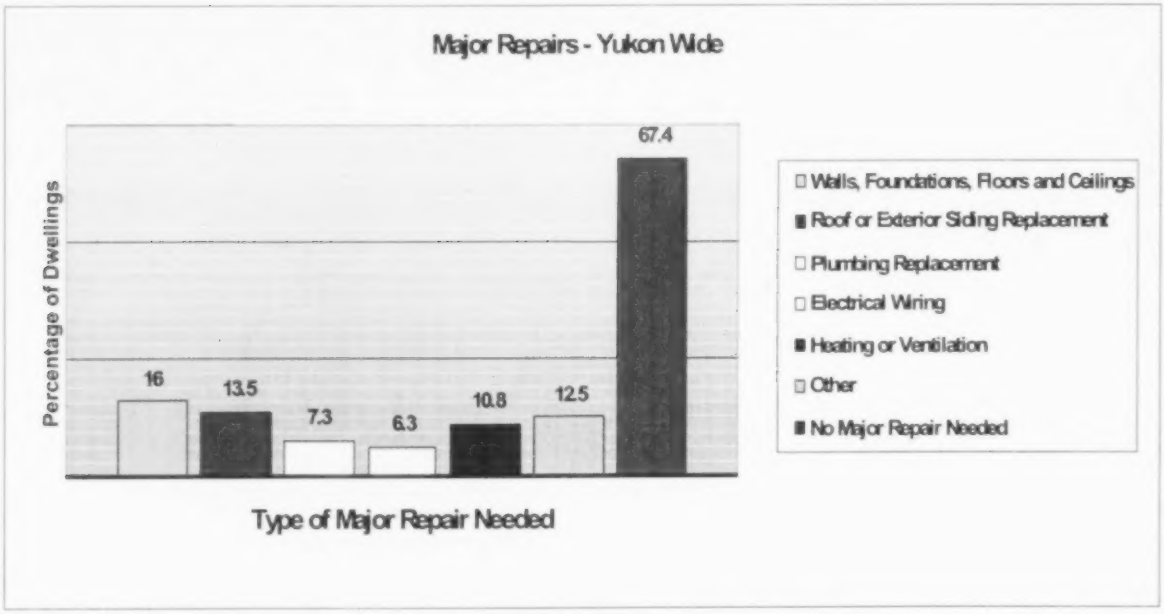

## HIGHLIGHTS

- In Watson Lake, the dwellings of households with incomes of $35,000 to $50,000 shows the greatest need for major repairs. Approximately 80 percent of those dwellings require major repairs
- Repair need is significantly higher in every income category in Watson Lake than it is Yukon wide.

## 1.2.3 TYPE OF MAJOR REPAIR NEEDED

The types of repairs needed are shown below. Respondents may have provided more than one response.



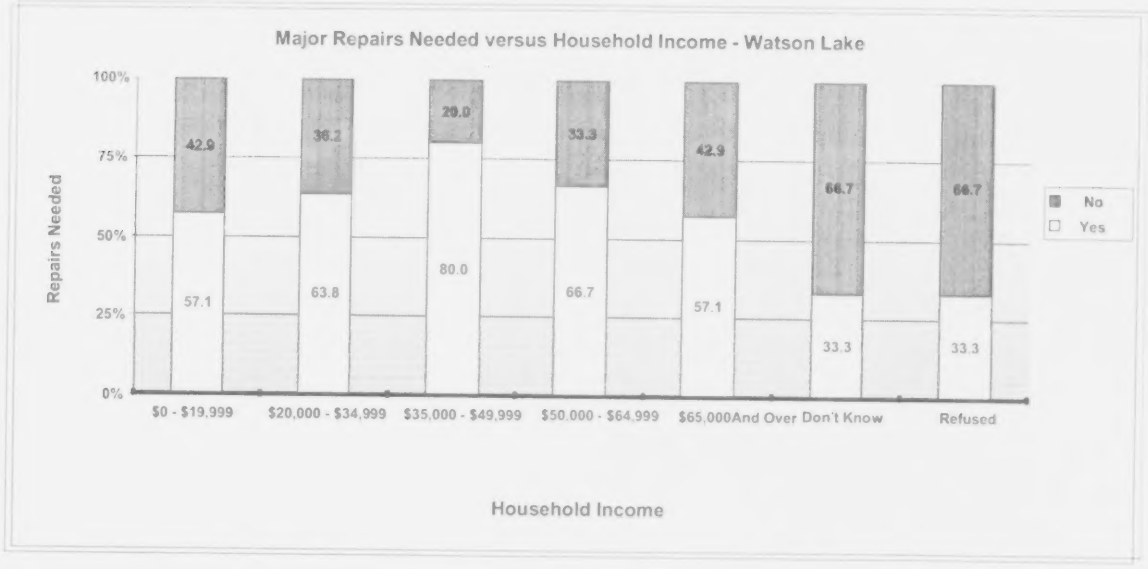



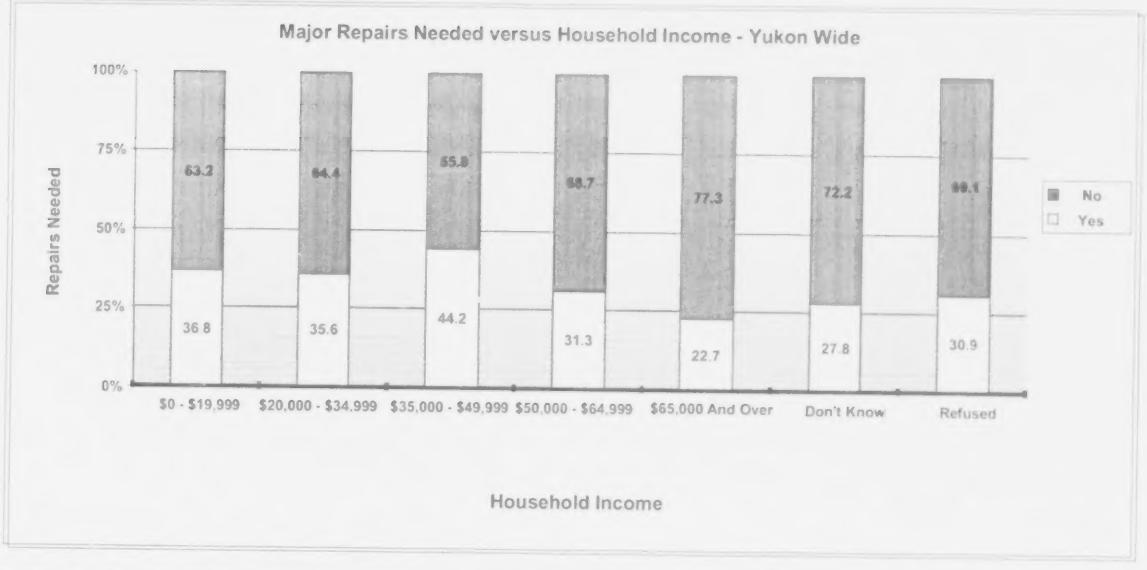

## HIGHLIGHTS

- The percentages are higher for Watson Lake than for Yukon generally.
- Significant percentages of Watson Lake dwellings require repairs to walls, foundations, floors and ceilings, as well as heating, ventilation and/or plumbing systems.
- "Other" refers to major repairs not included in another category.

## 1.2.2 MAJOR REPAIR NEEDED VERSUS HOUSEHOLD INCOME

These bar charts compare household income with the need for major repairs on the household's dwelling.



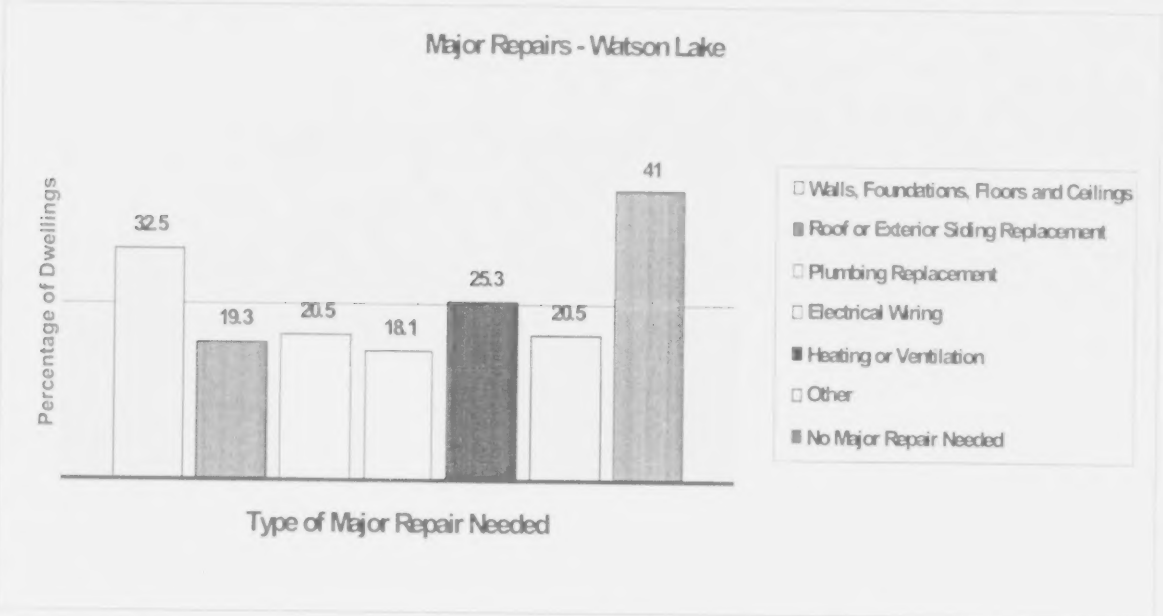



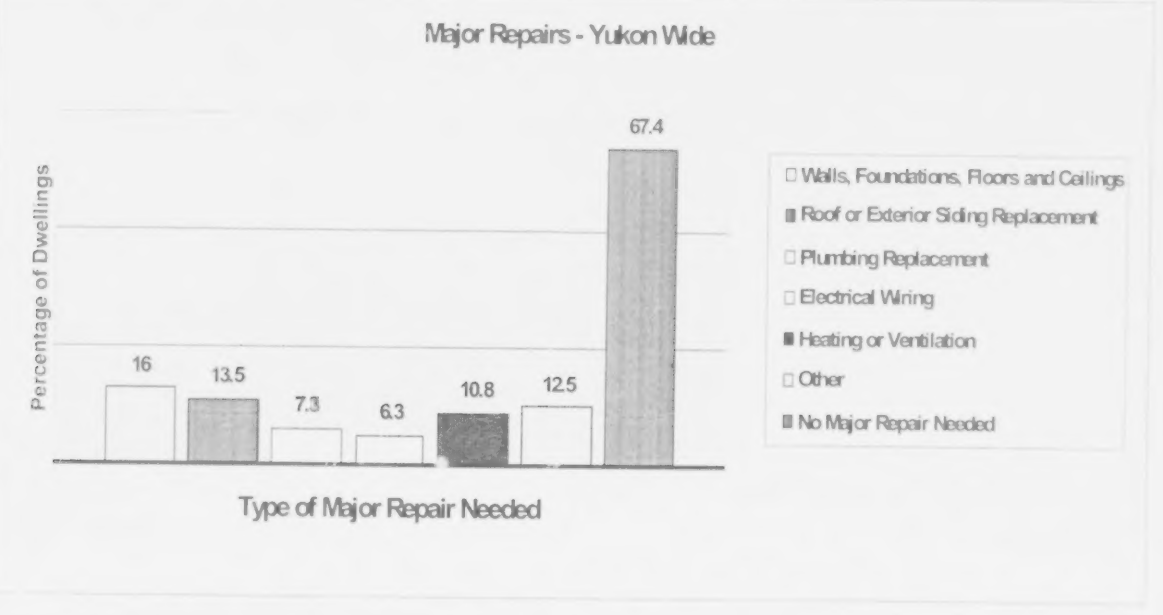

## HIGHLIGHTS

- In Watson Lake, the dwellings of households with incomes of $35,000 to $50,000 shows the greatest need for major repairs. Approximately 80 percent of those dwellings require major repairs
- Repair need is significantly higher in every income category in Watson Lake than it is Yukon wide.

## 1.2.3 TYPE OF MAJOR REPAIR NEEDED

The types of repairs needed are shown below. Respondents may have provided more than one response.



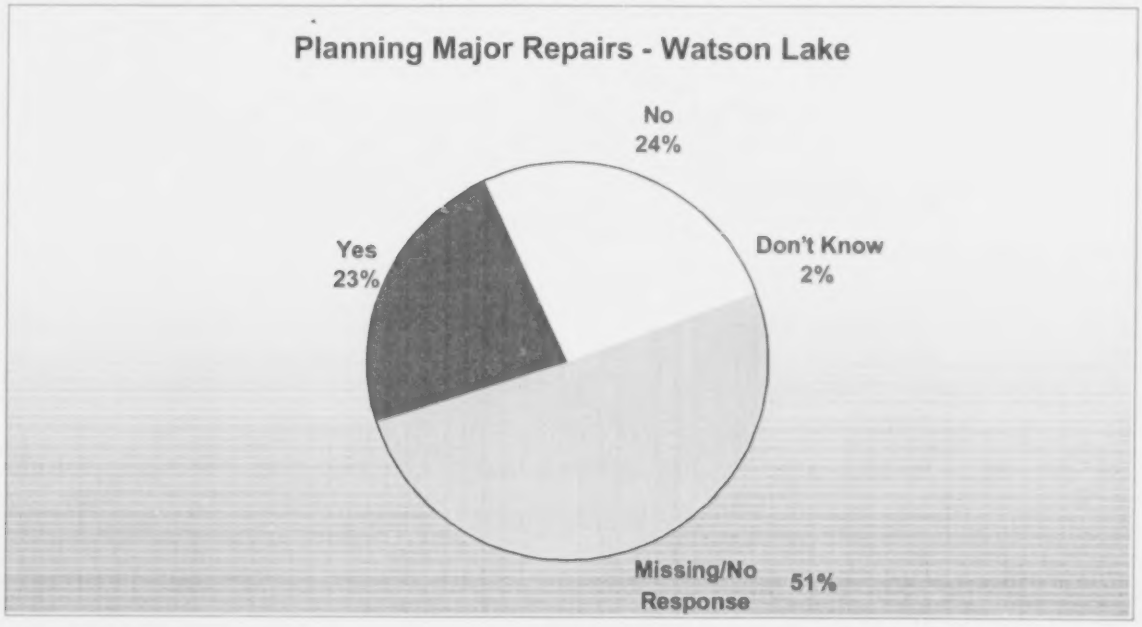



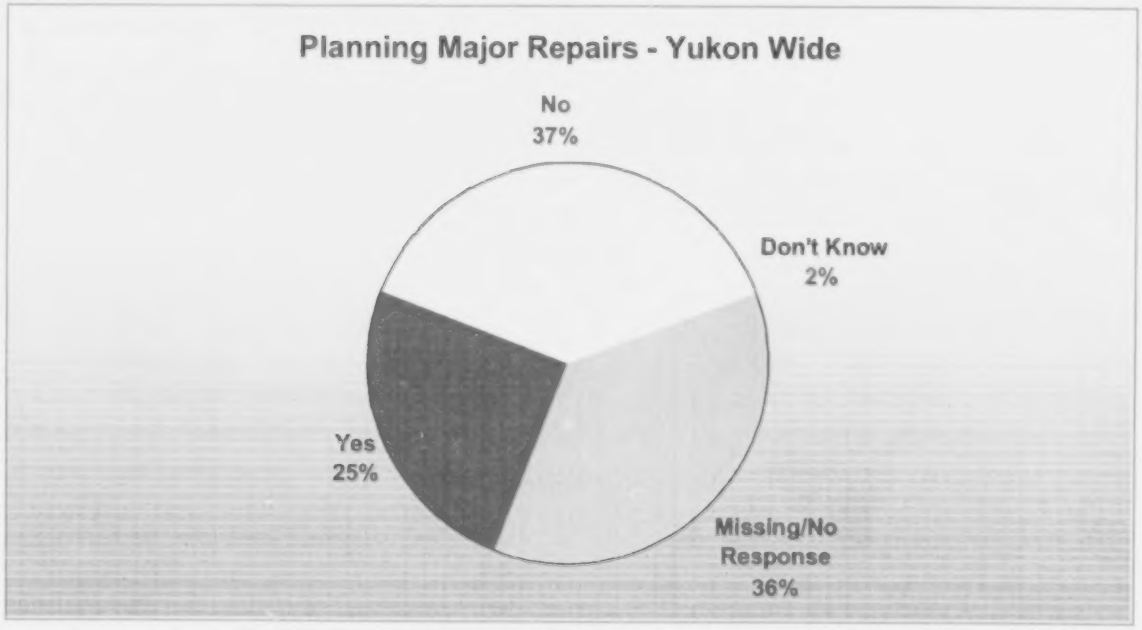

## HIGHLIGHTS

- The percentages are higher for Watson Lake than for Yukon generally.
- Significant percentages of Watson Lake dwellings require repairs to walls, foundations, floors and ceilings, as well as heating, ventilation and/or plumbing systems.
- "Other" refers to major repairs not included in another category.

## 1.2.4 PERCENTAGE OF HOUSEHOLDS THAT OWN THEIR DWELLINGS PLANNING MAJOR REPAIR

These pie charts show the percentage of households planning major repairs.



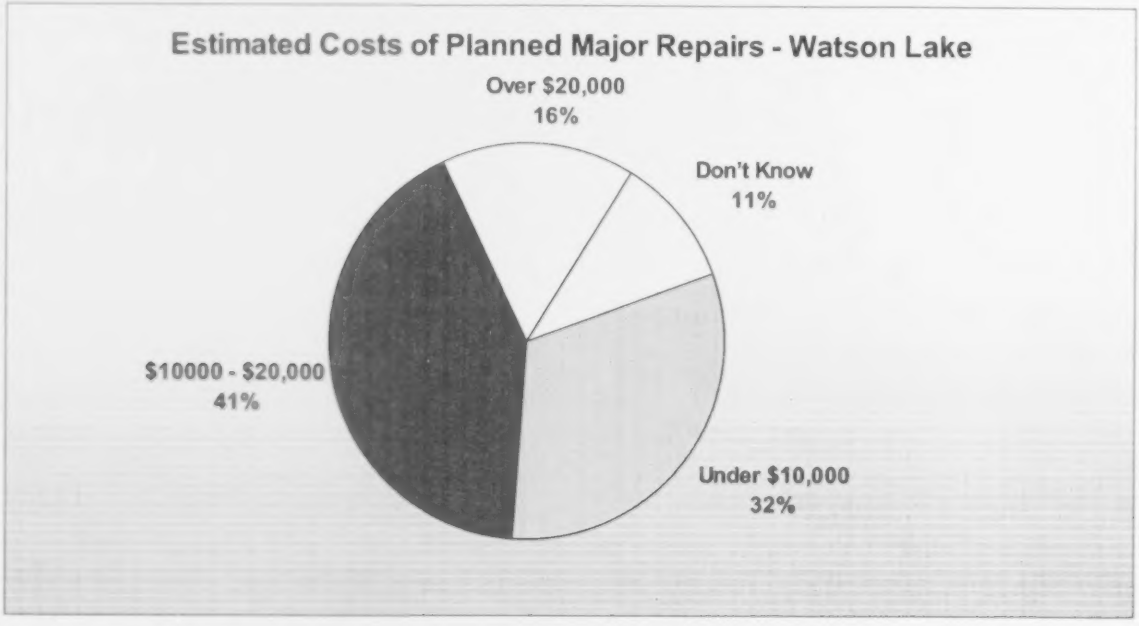



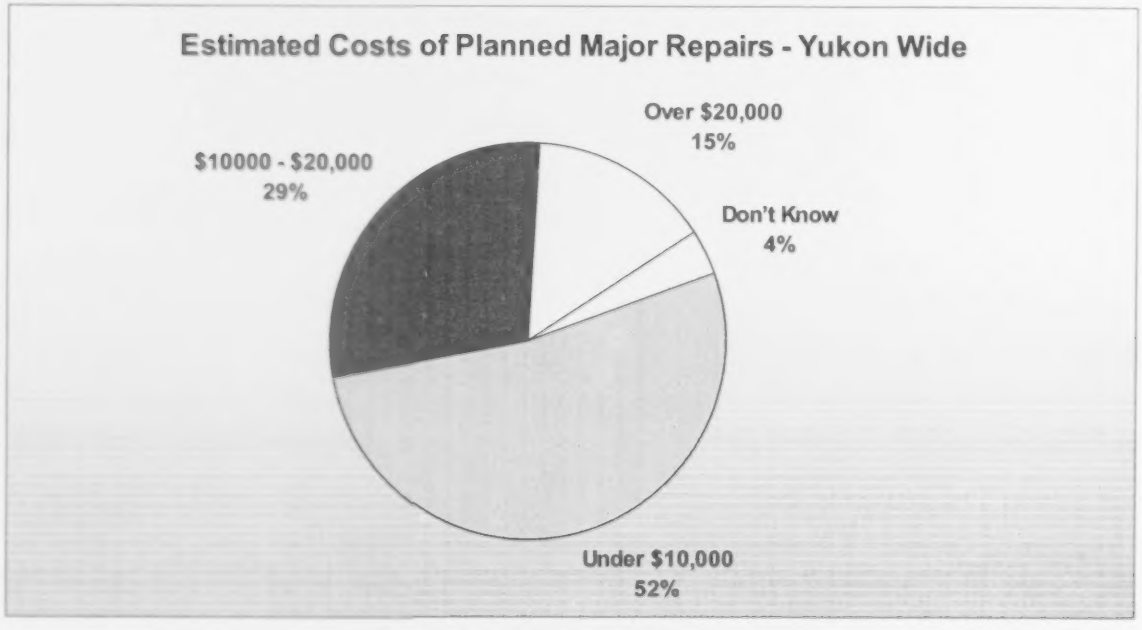

## HIGHLIGHTS

- In Watson Lake, approximately 23 percent of all owner households are planning to do major repairs. This is slightly lower than the corresponding Yukon percentage, despite the greater percentage of dwellings in need of repair in Watson Lake.

## 1.2.5 ESTIMATED COST OF PLANNED MAJOR REPAIR

The following pie charts summarize the estimated costs of major repairs planned by owner households who plan to make major repairs to their homes in the next two years.




## HIGHLIGHTS

- Watson Lake results are similar to Yukon wide results.
- 73 percent of Watson Lake owner households planning to do major repairs indicated their major repairs would cost less than $20,000. 32 percent of this same group estimated their major repairs would cost less than $10,000.

## 1.2.4 PERCENTAGE OF HOUSEHOLDS THAT OWN THEIR DWELLINGS PLANNING MAJOR REPAIR

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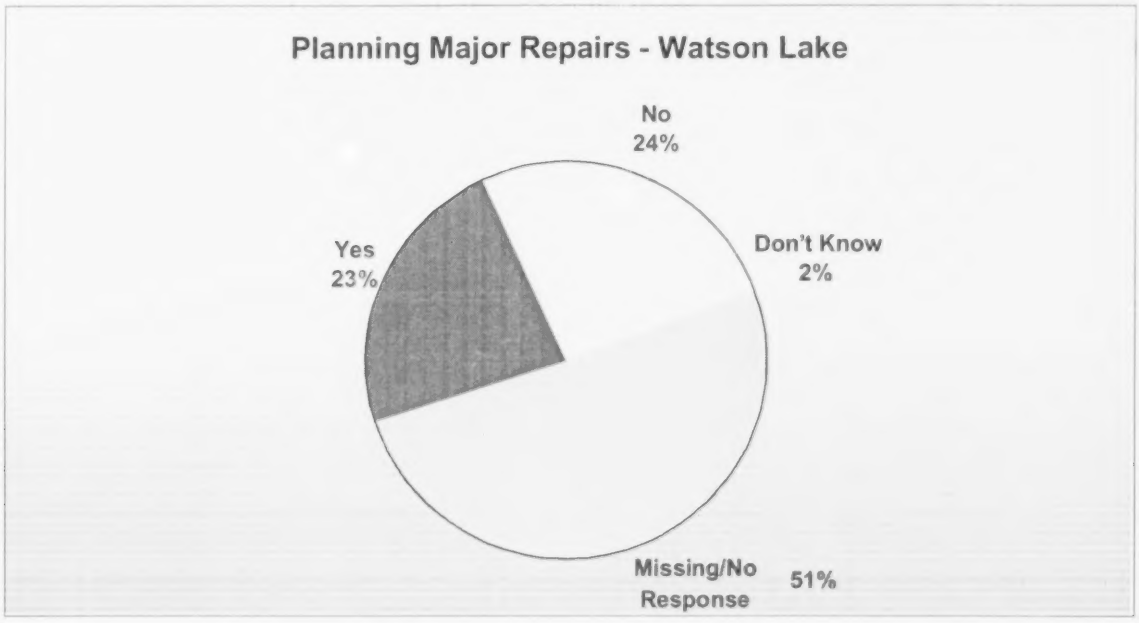


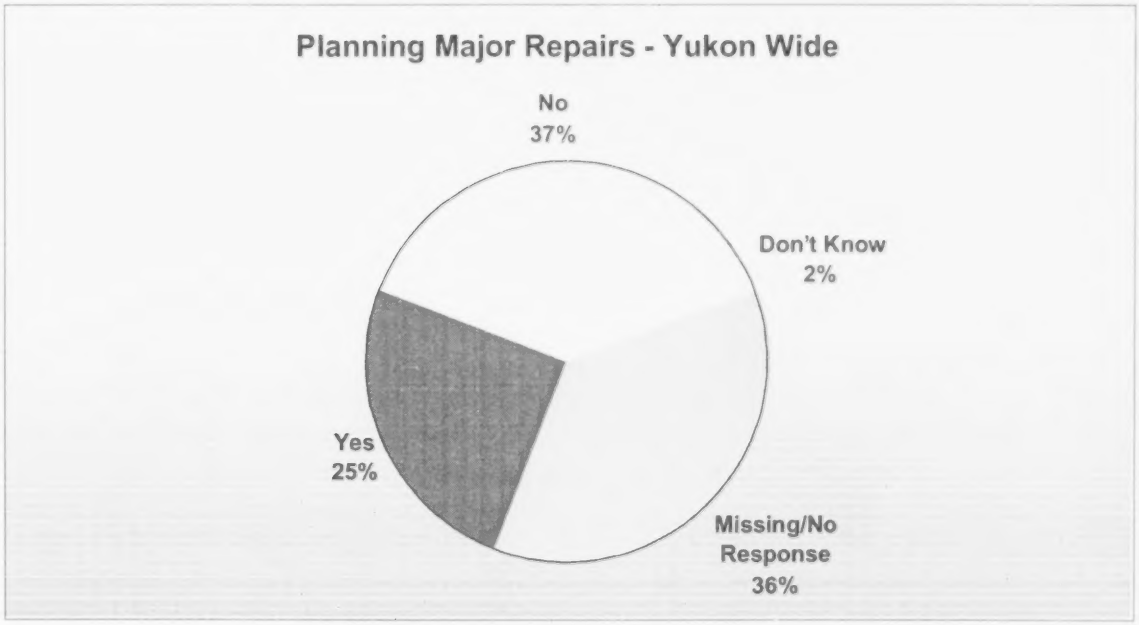


## HIGHLIGHTS

- In Watson Lake, approximately 23 percent of all owner households are planning to do major repairs. This is slightly lower than the corresponding Yukon percentage, despite the greater percentage of dwellings in need of repair in Watson Lake.

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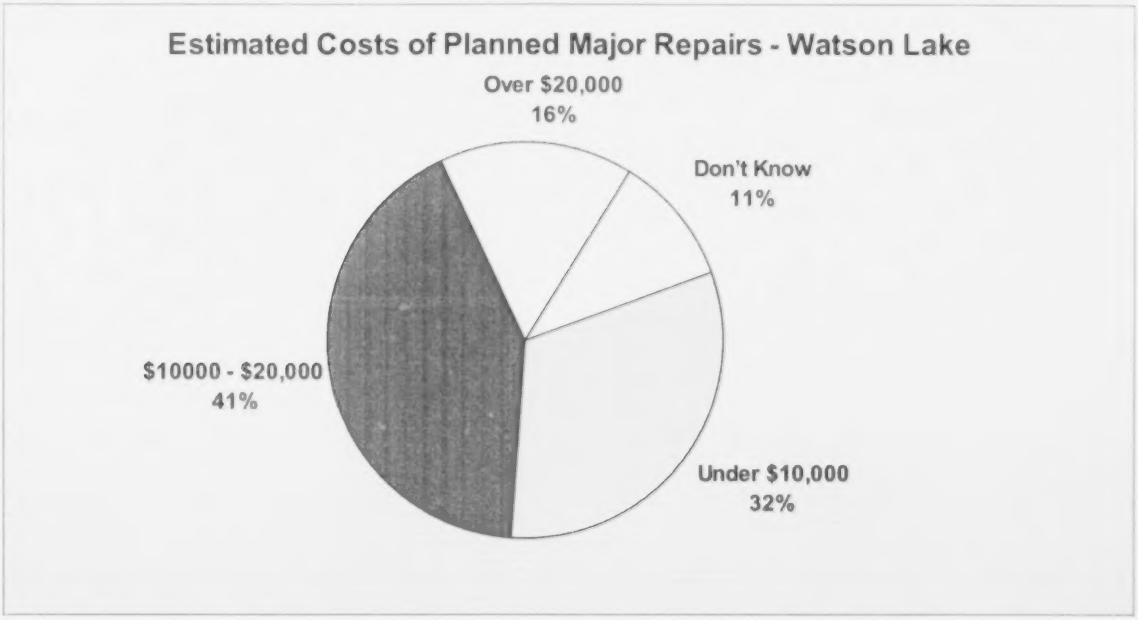
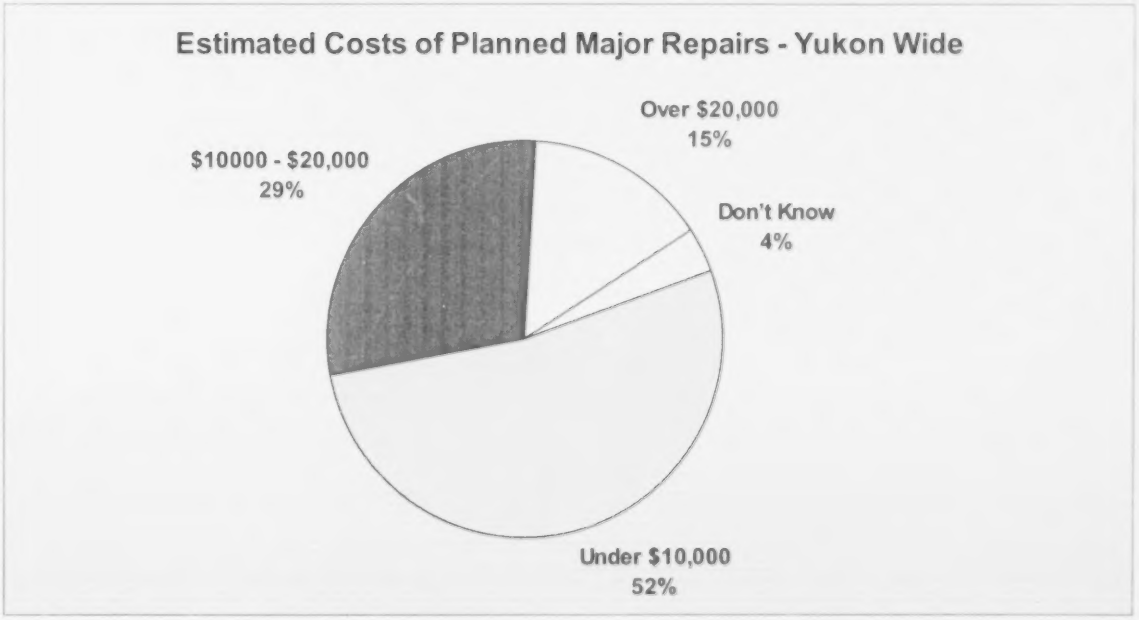


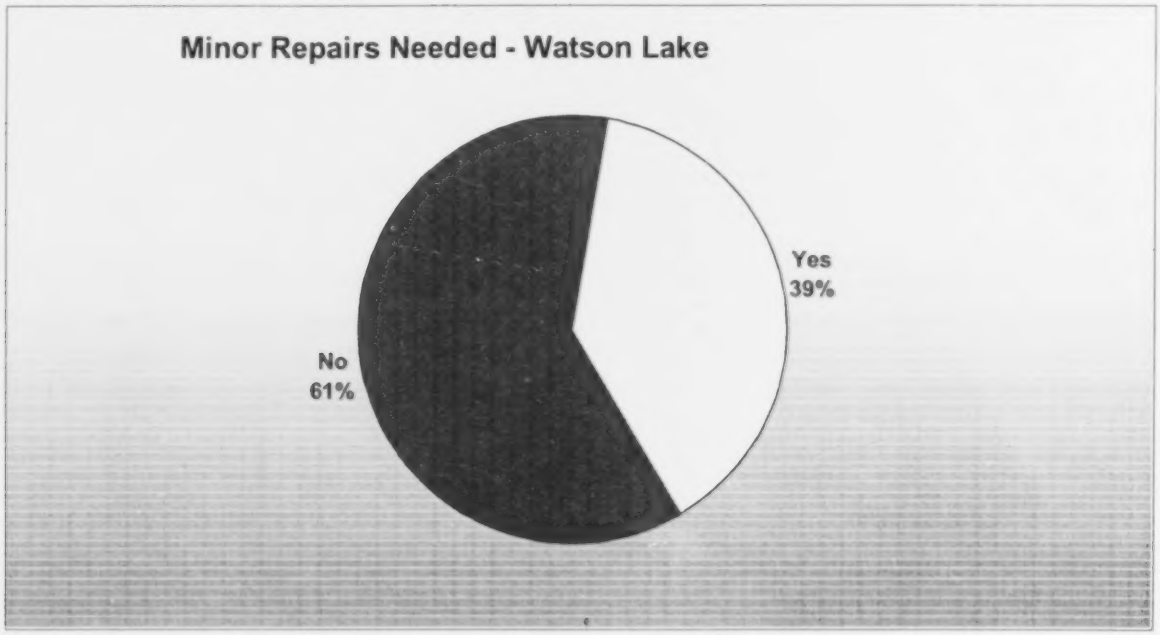



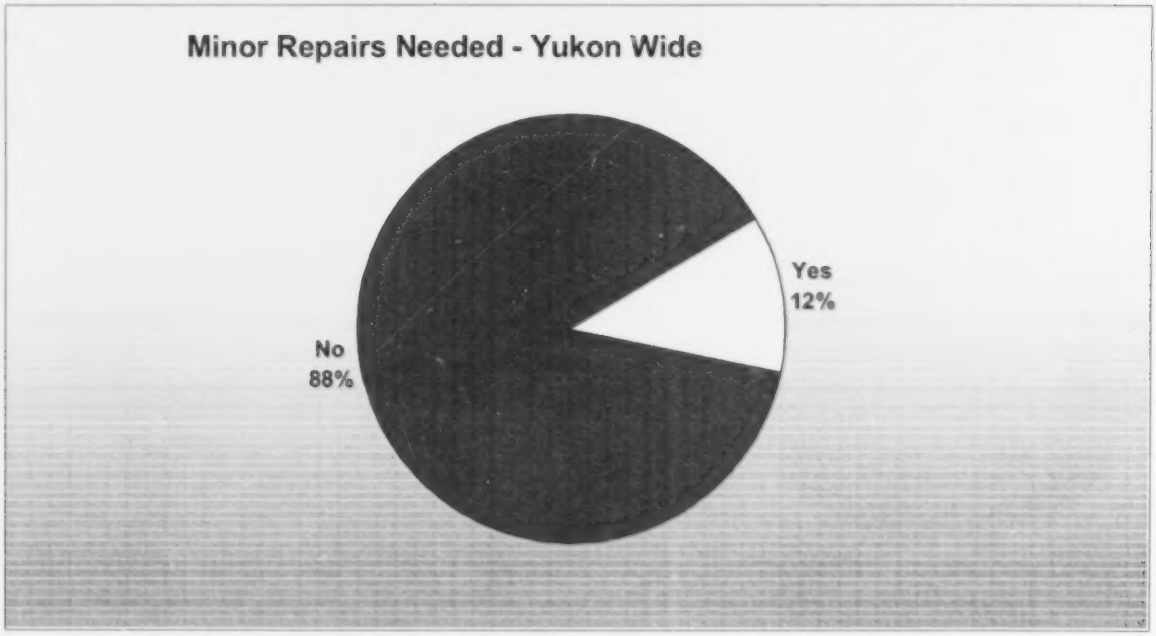

## HIGHLIGHTS

- Watson Lake results are similar to Yukon wide results.
- 73 percent of Watson Lake owner households planning to do major repairs indicated their major repairs would cost less than $20,000. 32 percent of this same group estimated their major repairs would cost less than $10,000.

## 1.2.6 PERCENTAGE OF DWELLINGS NEEDING MINOR REPAIR

The following pie charts show the percentage of households that indicated their dwellings needed minor repairs.



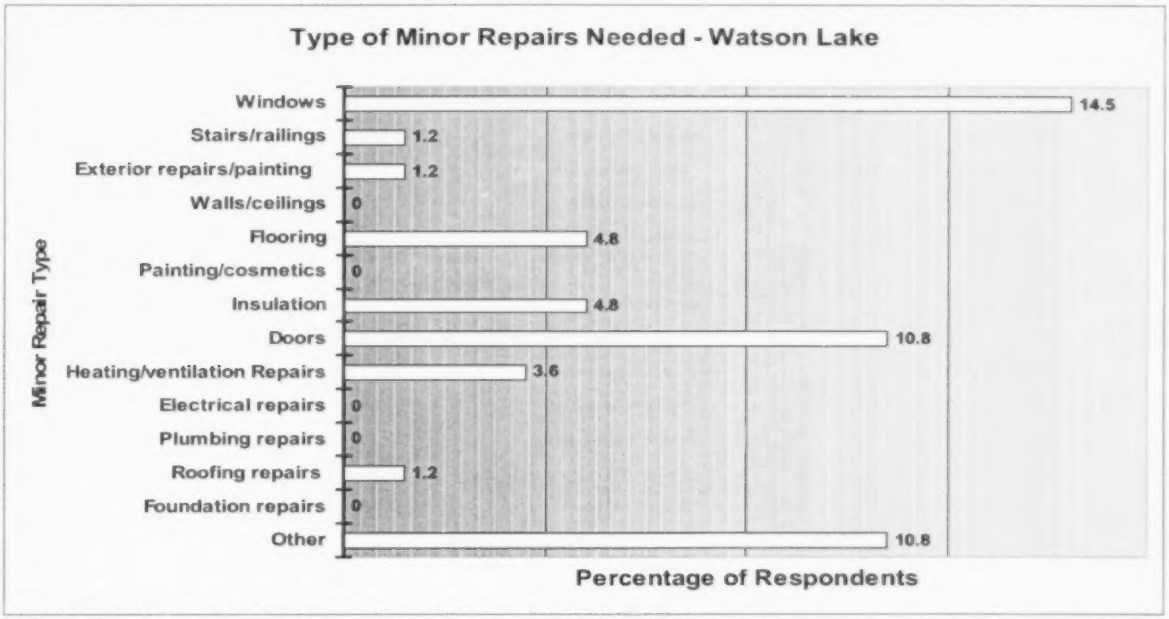



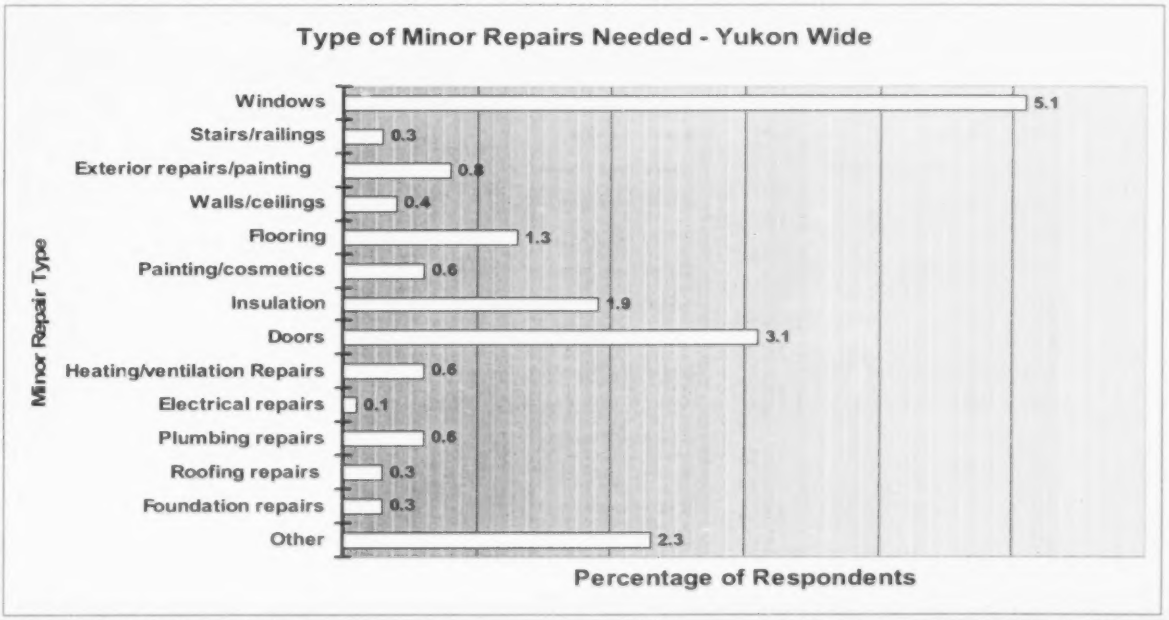

## HIGHLIGHTS

- 39 percent of Watson Lake dwellings require repairs other than major repairs. This is more than triple the Yukon wide percentage.

## 1.2.7 TYPE OF MINOR REPAIR NEEDED

The following bar charts show the percentage of households that indicated their dwellings needed repairs other than major repairs. Note, respondents may have indicated the need for more than one type of repair.



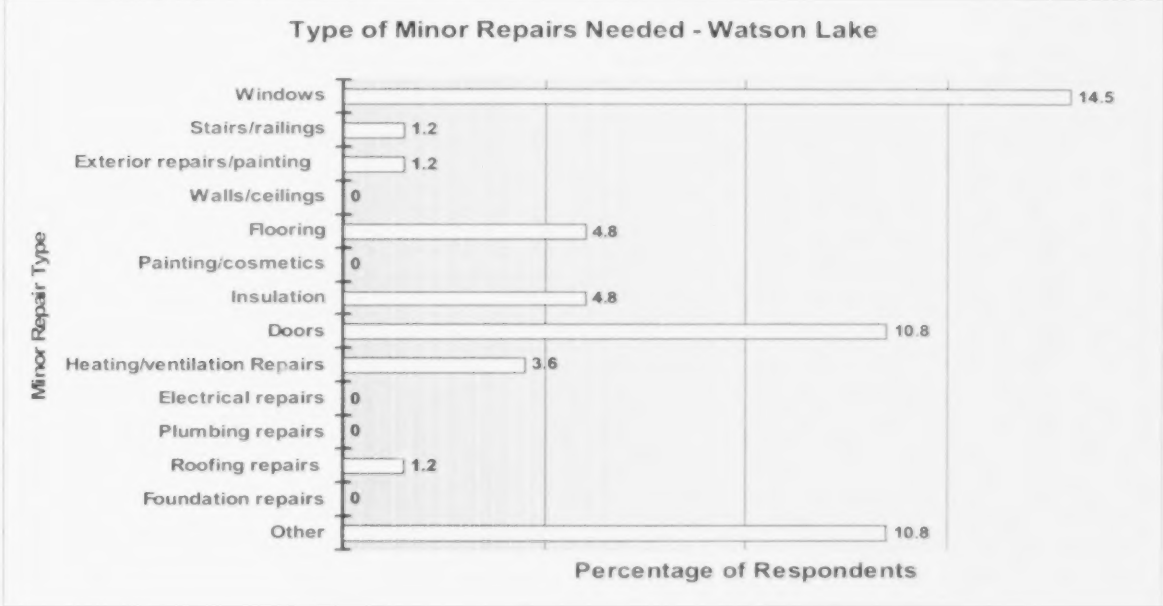



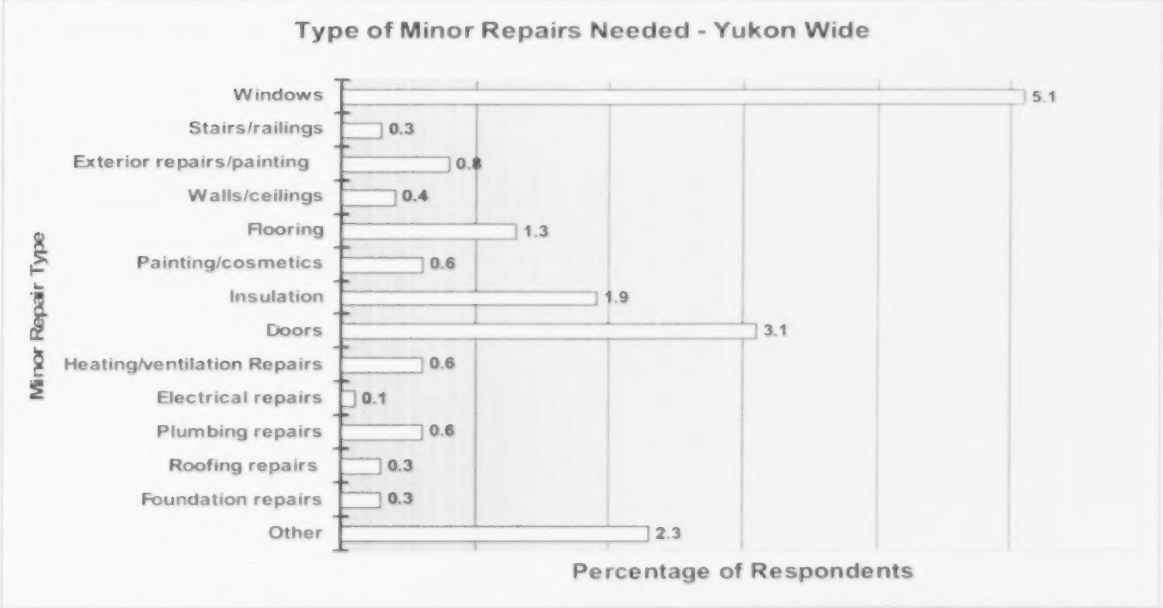

## HIGHLIGHTS

- The need for minor repairs is generally higher on a percentage basis in Watson Lake than it is Yukon wide.
- Windows, doors, flooring and insulation are the four types of minor repairs most cited as being required in Watson Lake
- "Other" refers to minor repairs not included in another category.

## 1.2.7 TYPE OF MINOR REPAIR NEEDED

The following bar charts show the percentage of households that indicated their dwellings needed repairs other than major repairs. Note, respondents may have indicated the need for more than one type of repair.




## HIGHLIGHTS

- The need for minor repairs is generally higher on a percentage basis in Watson Lake than it is Yukon wide.
- Windows, doors, flooring and insulation are the four types of minor repairs most cited as being required in Watson Lake
- "Other" refers to minor repairs not included in another category.

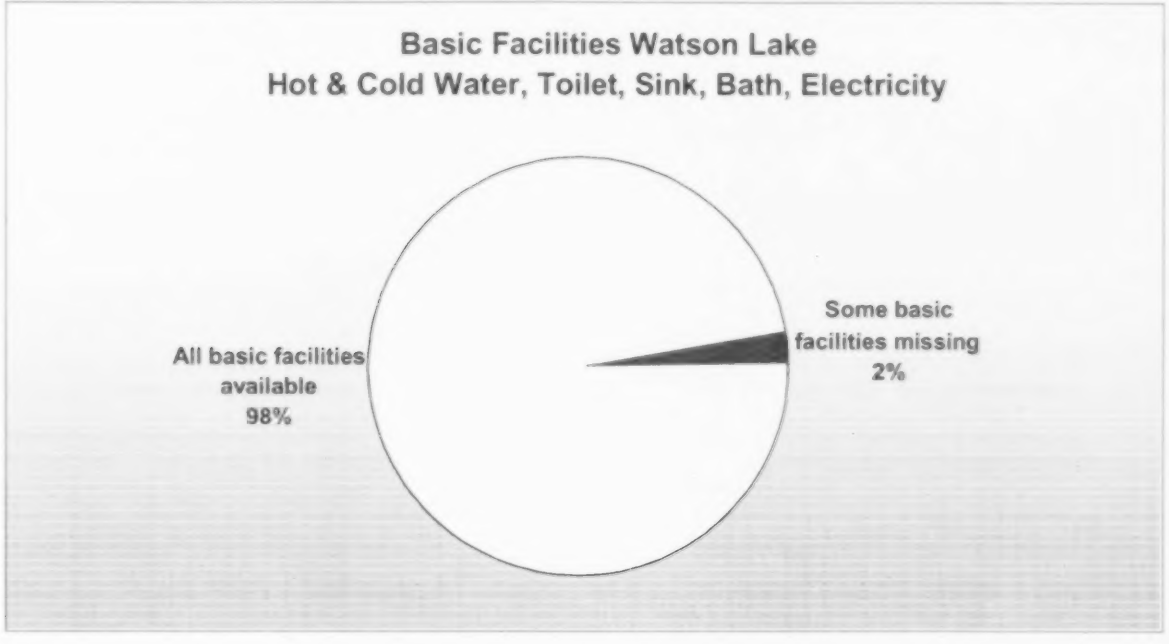
## 1.3 BASIC FACILITIES

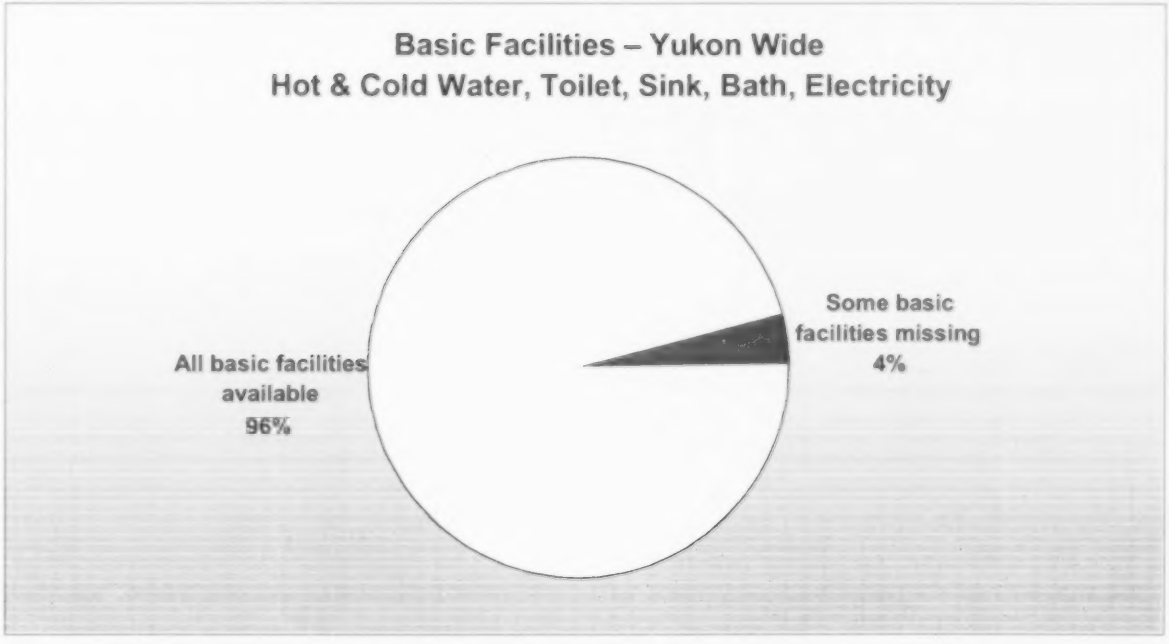
Basic facilities include hot and cold water, indoor toilet, sink, bath, and electricity. The next sub-theme shows the percentage of households that have basic facilities:

⇒ **BASIC FACILITIES.**

## 1.3.1 BASIC FACILITIES

The following pie charts show the percentage of households that have basic facilities.


Basic Facilities Watson Lake
Hot & Cold Water, Toilet, Sink, Bath, Electricity
All basic facilities available 98%
Some basic facilities missing 2%


Basic Facilities – Yukon Wide
Hot & Cold Water, Toilet, Sink, Bath, Electricity
All basic facilities available 96%
Some basic facilities missing 4%

## HIGHLIGHTS

- The vast majority of dwellings within Watson Lake have all basic facilities available.

## 1.4 HEALTH AND SAFETY DEFICIENCIES

The following six charts show the percentage of households that have health and safety deficiencies including lack of smoke alarms, ventilation, clean water, and safe sewage. The next six sub-themes show the percentage of households that have health and safety deficiencies including lack of smoke alarms, ventilation, clean water, and safe sewage:

⇒ **HEALTH AND SAFETY DEFICIENCIES,**

⇒ **SMOKE ALARMS,**

⇒ **MECHANICAL VENTILATION,**

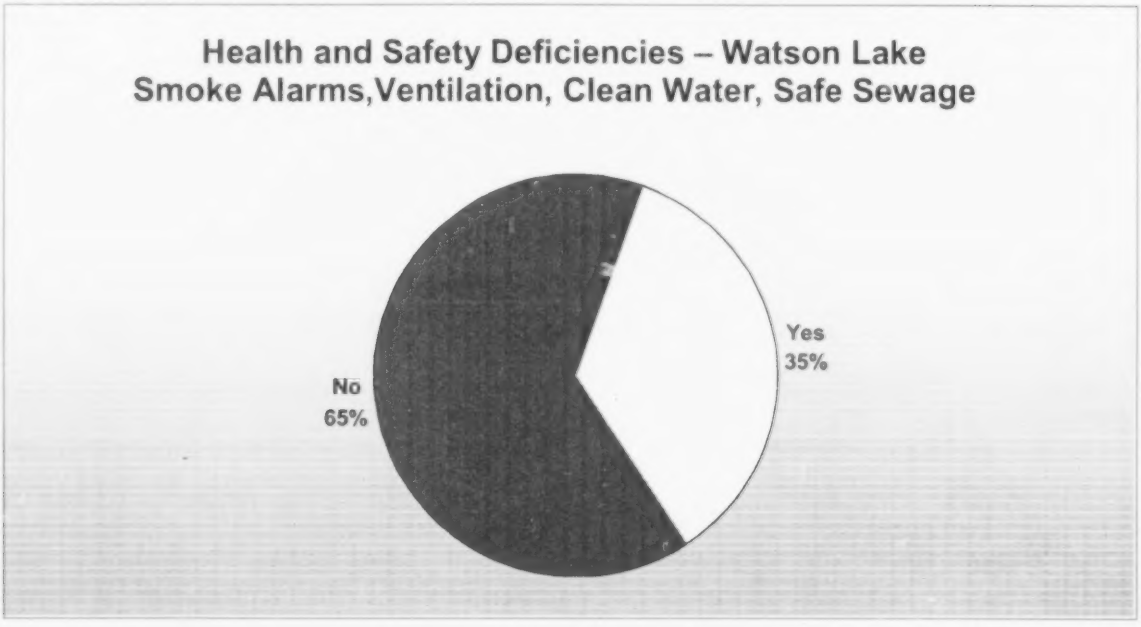
⇒ **KITCHEN/BATHROOM EXHAUST,**

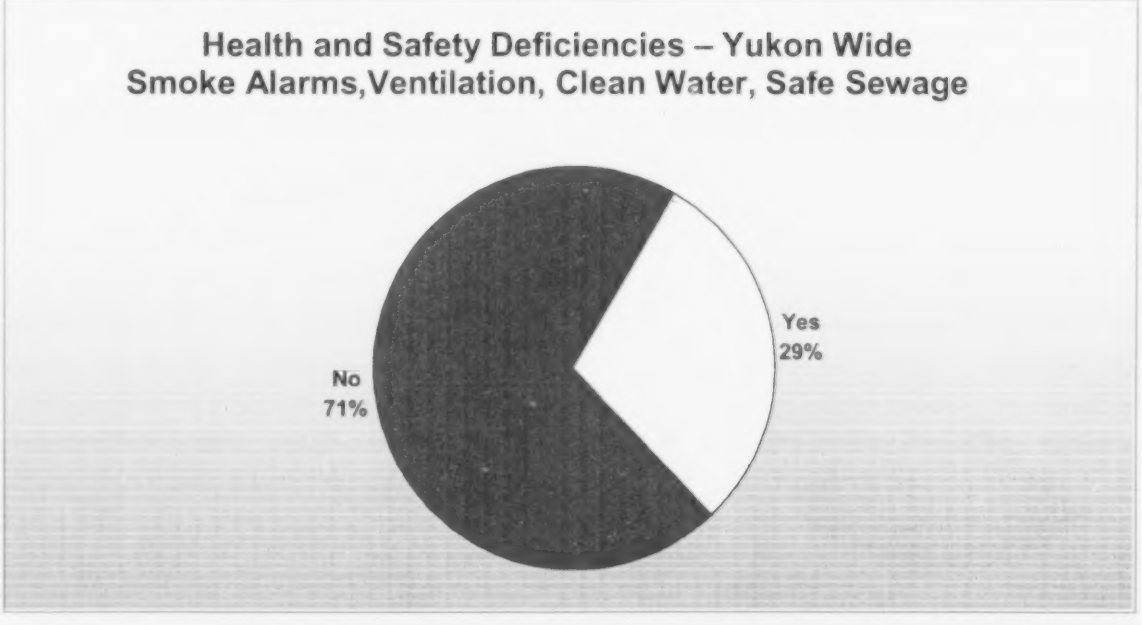
⇒ **WATER SUPPLY,**

⇒ **SEWAGE DISPOSAL.**

## 1.4.1 HEALTH AND SAFETY DEFICIENCIES

The following pie charts show the percentage of households that have health and safety deficiencies:



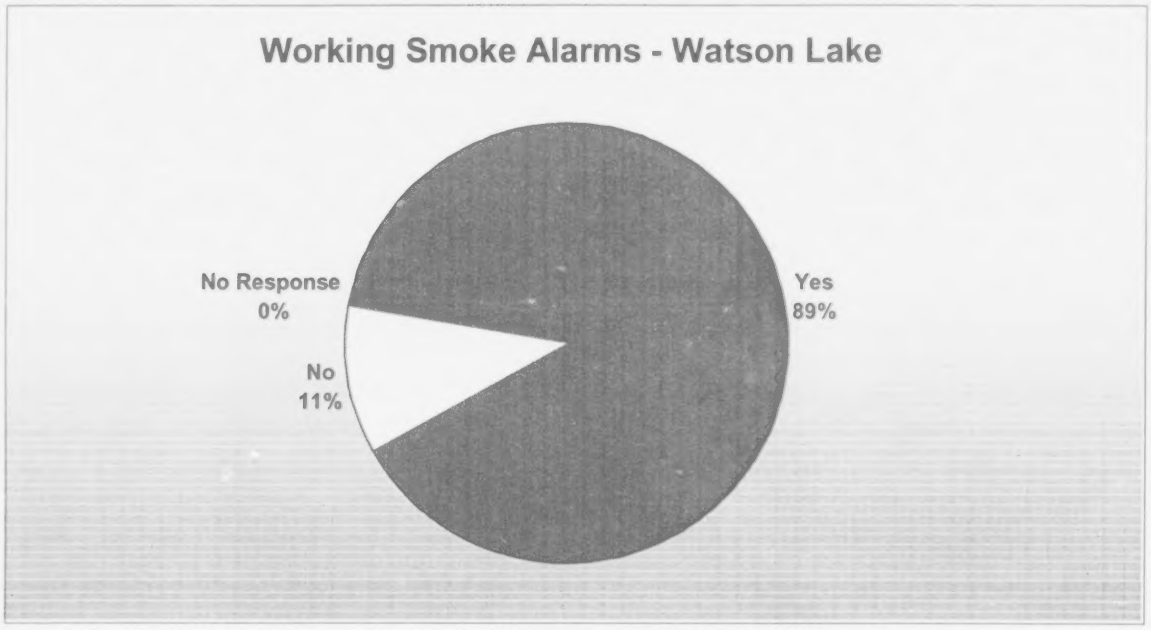



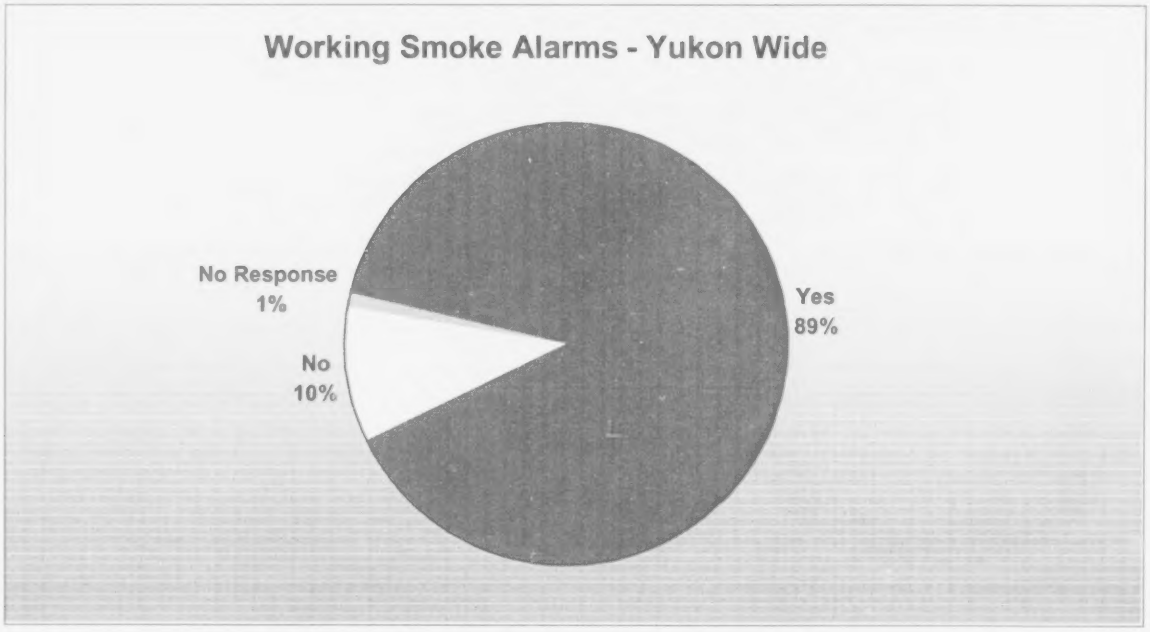

### HIGHLIGHTS

- 35 percent of Watson Lake dwellings are deficient in at least one of these features.
- This is slightly higher than the corresponding Yukon wide percentage.

## 1.4.2 SMOKE ALARMS

The following pie charts show the percentage of households that have working smoke alarms.



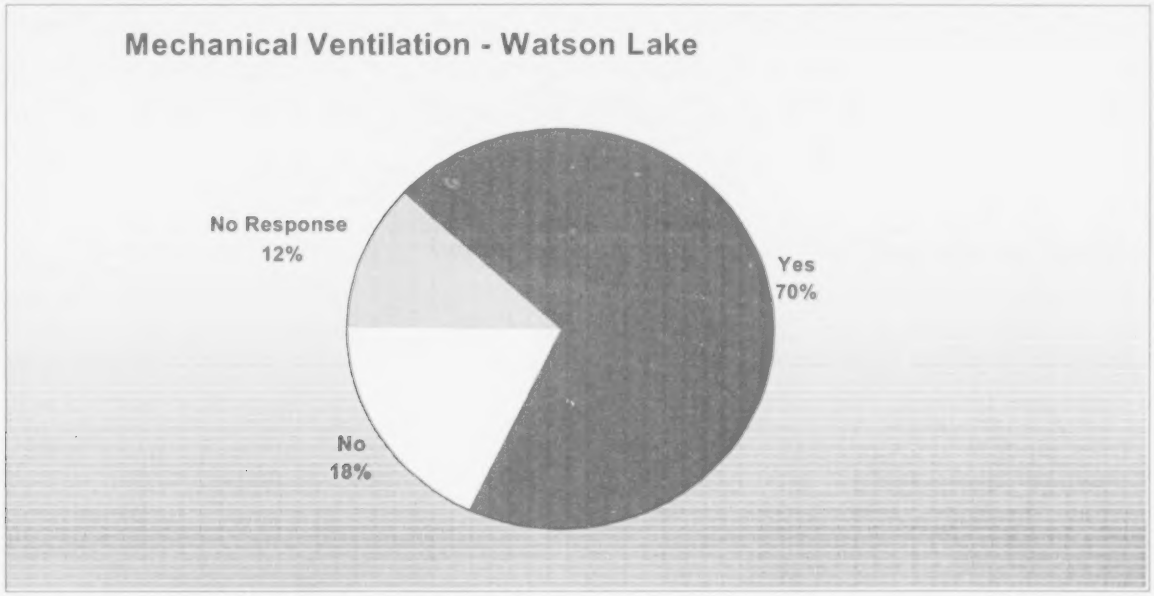



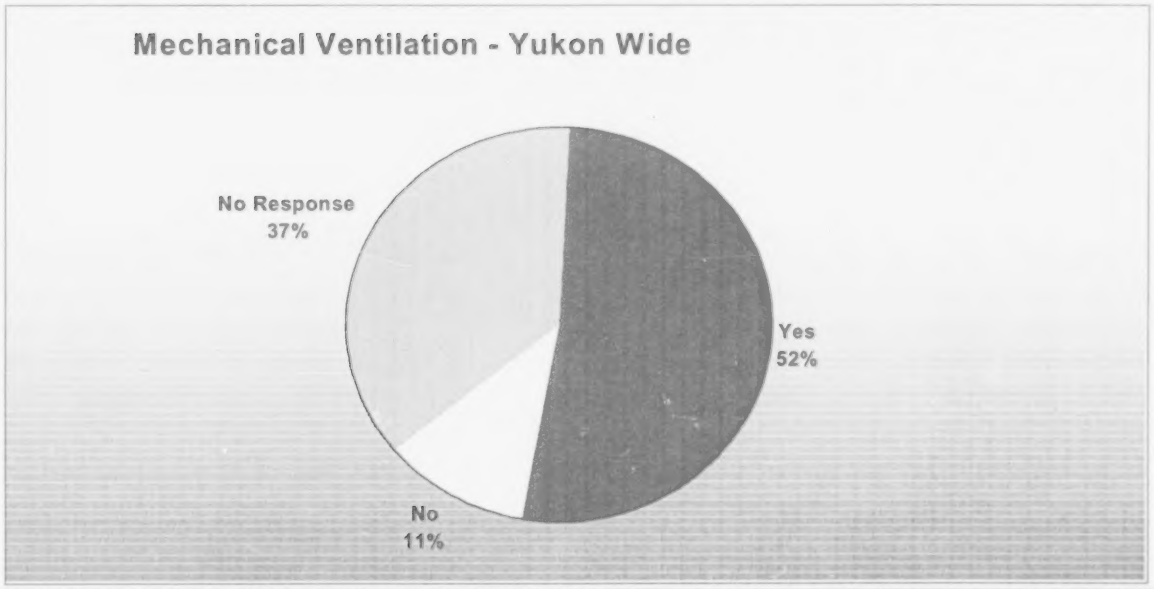

## HIGHLIGHTS

- Watson Lake and Yukon wide results are similar.
- 10 percent, approximately 1,100 dwellings in the Yukon, do not have working smoke alarms.

## 1.4.3 MECHANICAL VENTILATION

Mechanical ventilation includes heat recovery ventilators, central fans without heat recovery, and direct fresh air supplied by ducting to a furnace or wood stove return air duct. The following pie charts show the percentage of households that have mechanical ventilation:



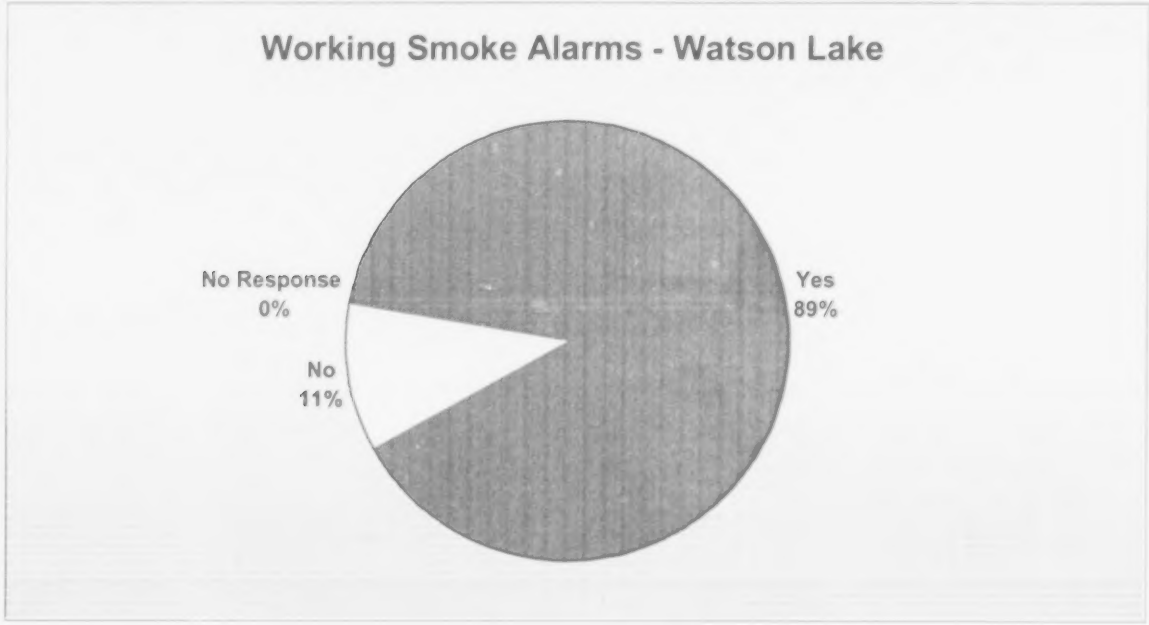



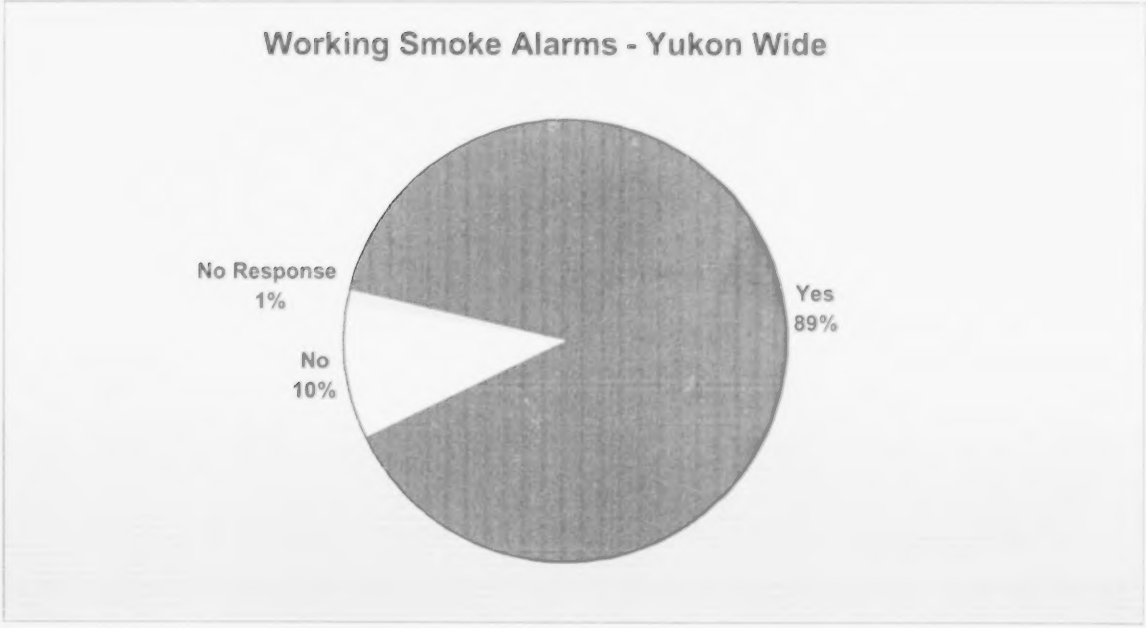

## HIGHLIGHTS:

- Approximately 70 percent of respondents in Watson Lake said their homes had mechanical ventilation
- Approximately 18 percent of respondents in Watson Lake said their homes did not have mechanical ventilation.

## 1.4.2 SMOKE ALARMS

The following pie charts show the percentage of households that have working smoke alarms.




## HIGHLIGHTS

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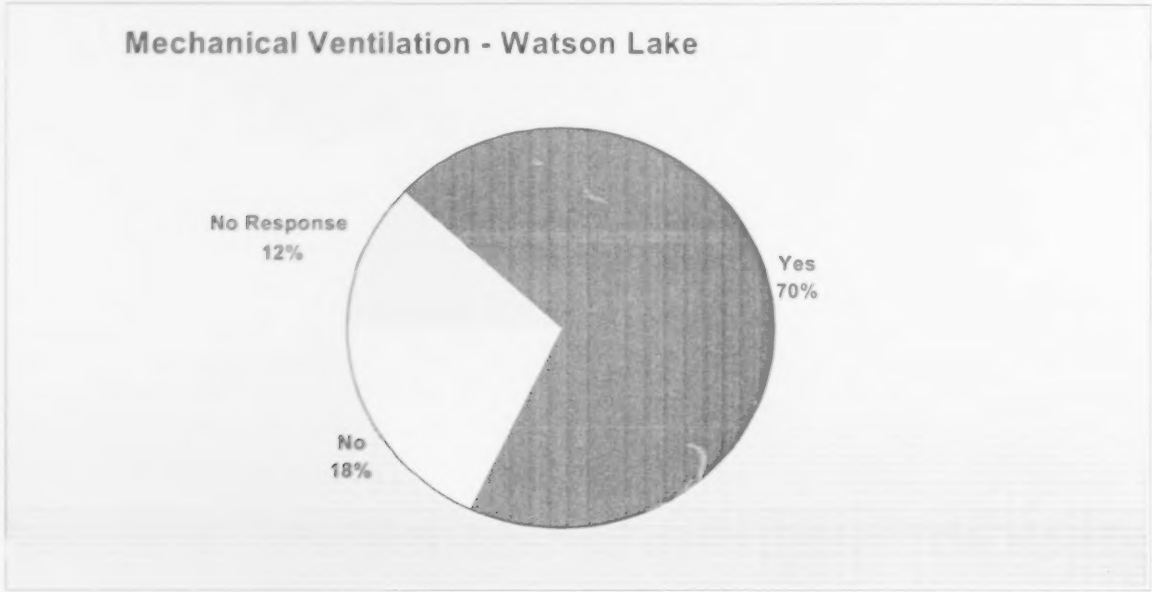
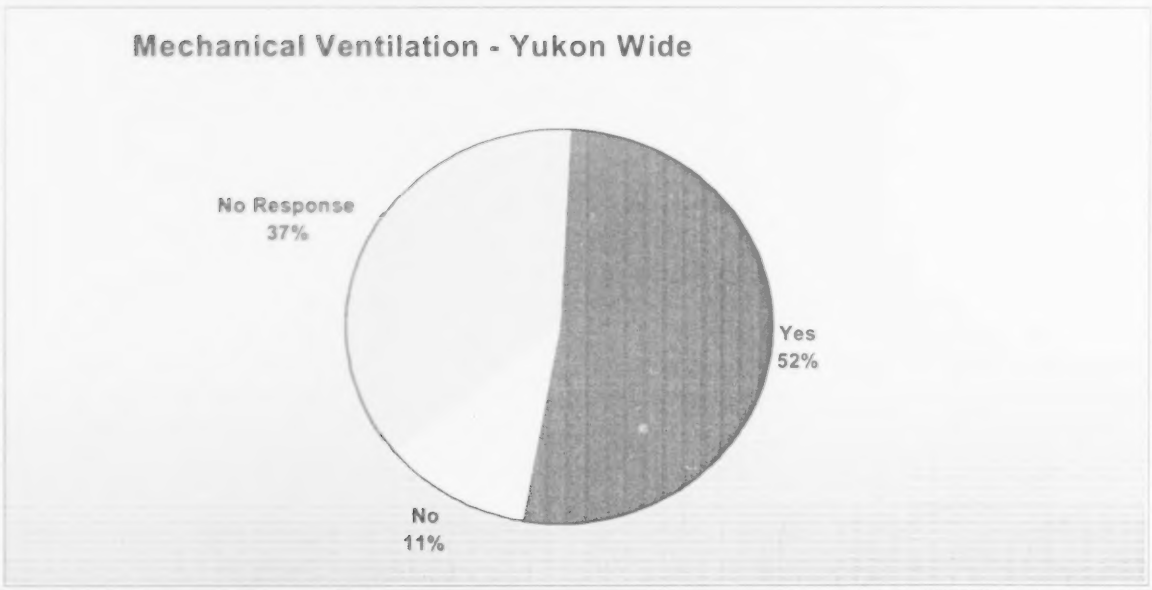


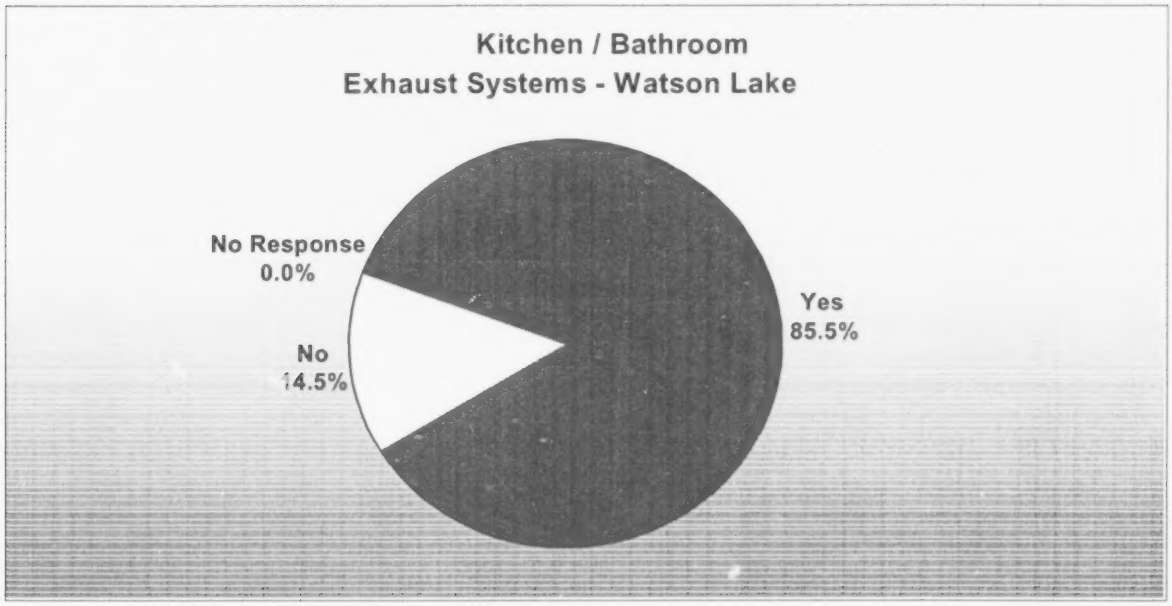



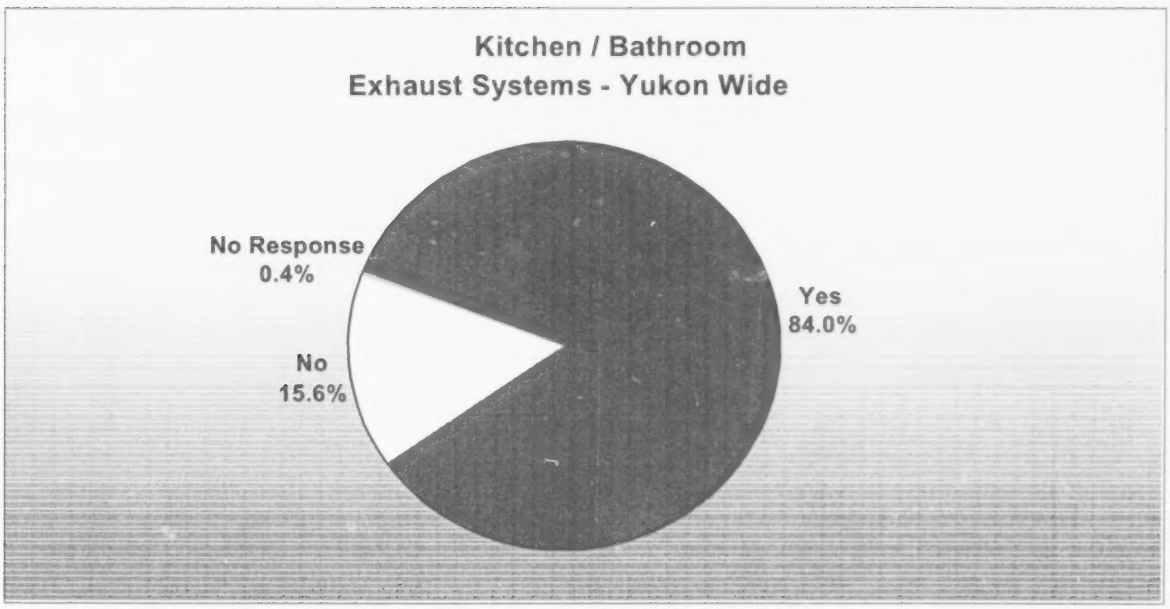

## HIGHLIGHTS:

- Approximately 70 percent of respondents in Watson Lake said their homes had mechanical ventilation
- Approximately 18 percent of respondents in Watson Lake said their homes did not have mechanical ventilation.

## 1.4.4 KITCHEN/BATHROOM EXHAUST SYSTEMS

The following pie charts show the percentage of households that have kitchen/bathroom exhaust systems:



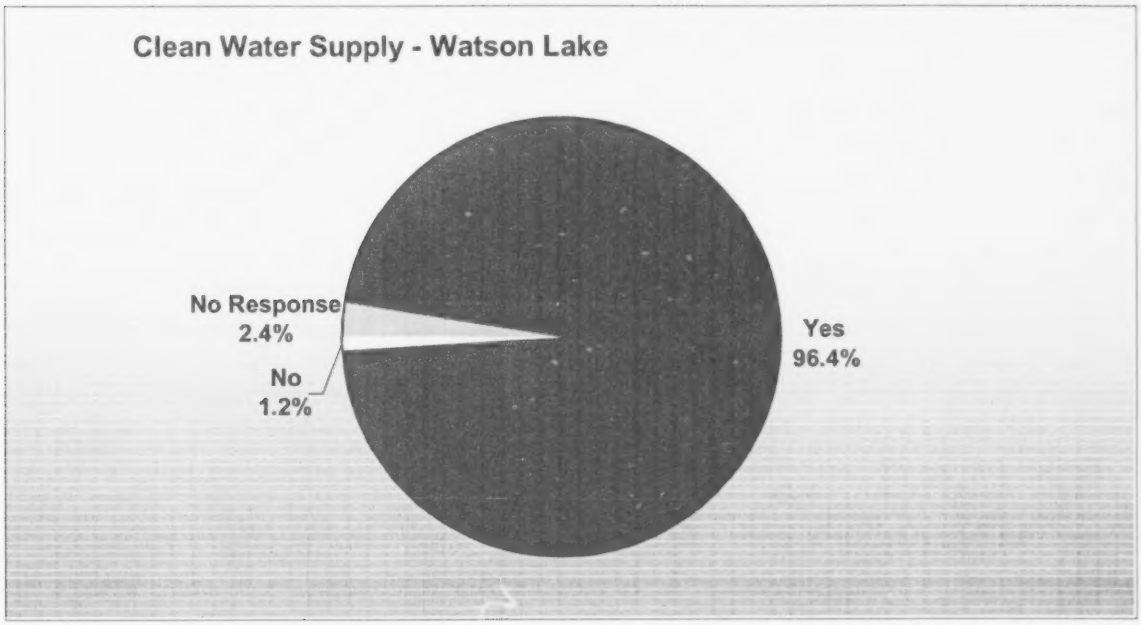



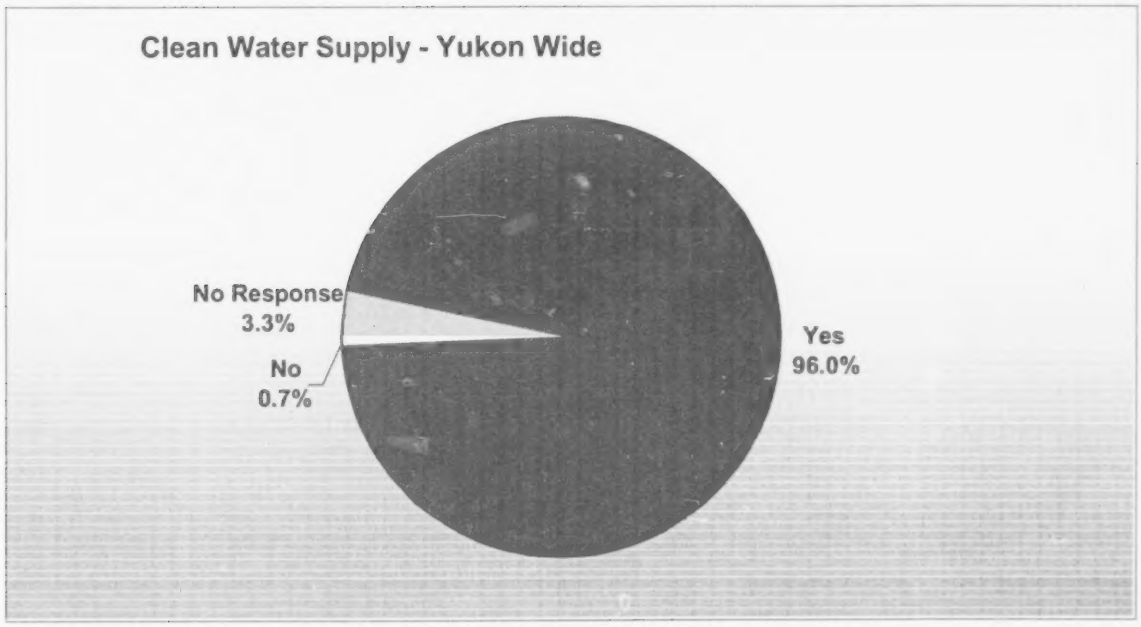

### HIGHLIGHTS:

- Watson Lake and Yukon data are very similar.
- A significant portion of the dwellings both in Watson Lake and the entire Yukon do not have kitchen and/or bathroom exhaust systems. Since the vast majority of household water is used in either of these two rooms, this situation may indicate a ventilation and/or moisture control problem.

## 1.4.5 WATER SUPPLY

The following pie charts show the percentage of households that have a clean water supply:



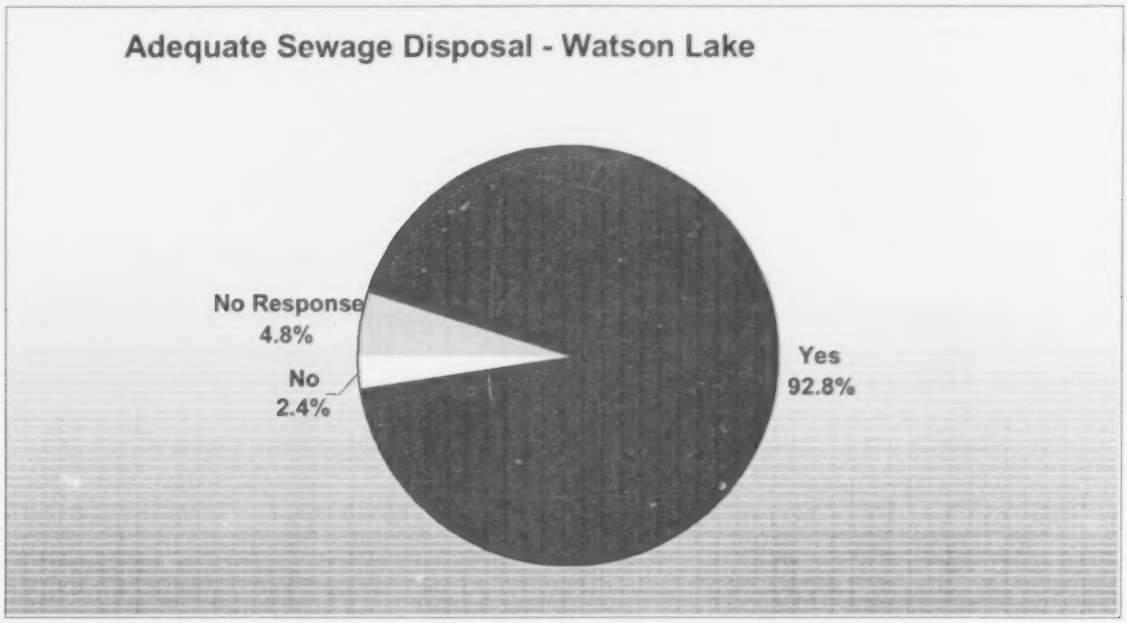



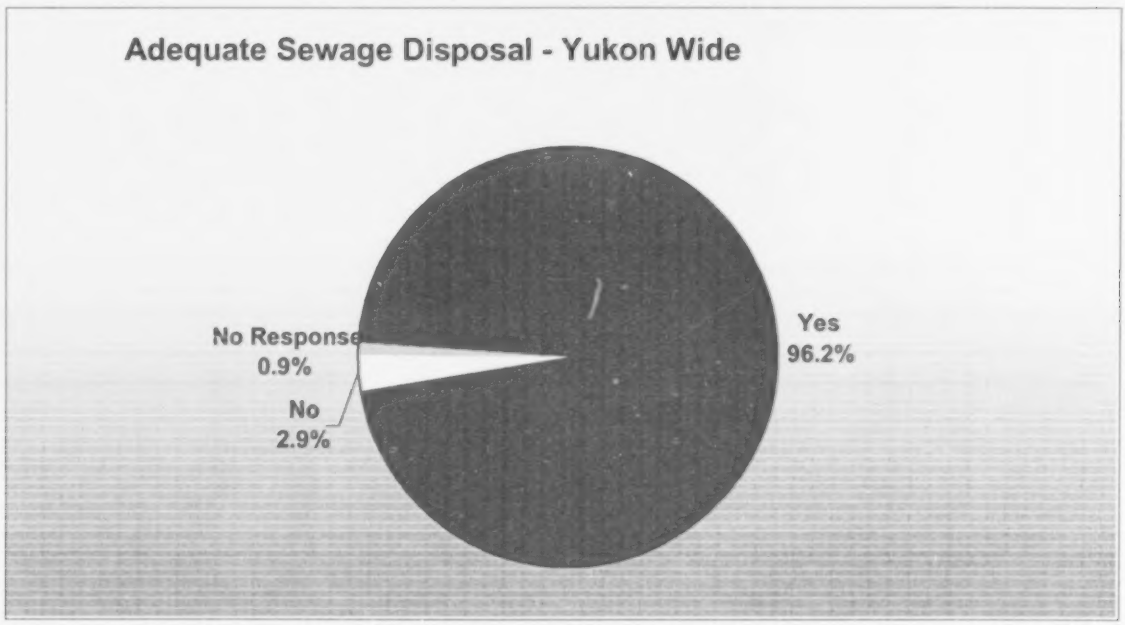

## HIGHLIGHTS

- The majority of households in both Watson Lake and in the Yukon have a clean water supply.

## 1.4.6 SEWAGE DISPOSAL

The following pie charts show the percentage of households that have adequate sewage disposal.




## HIGHLIGHTS:

- Again, the vast majority of households in both Watson Lake and in the Yukon in general do have adequate sewage disposal.

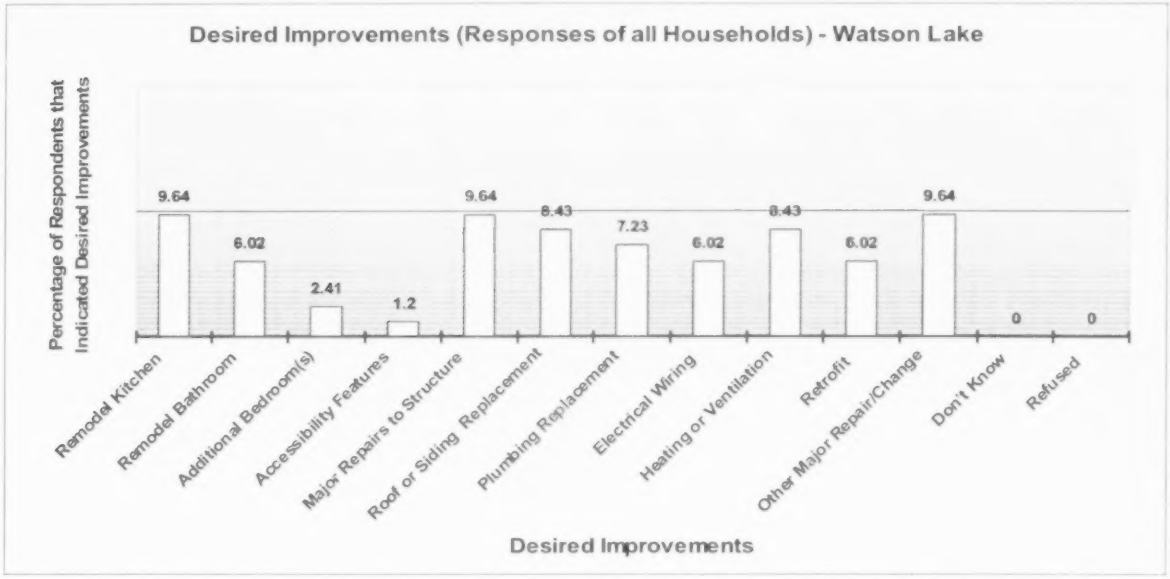
## 1.5 DESIRED IMPROVEMENTS

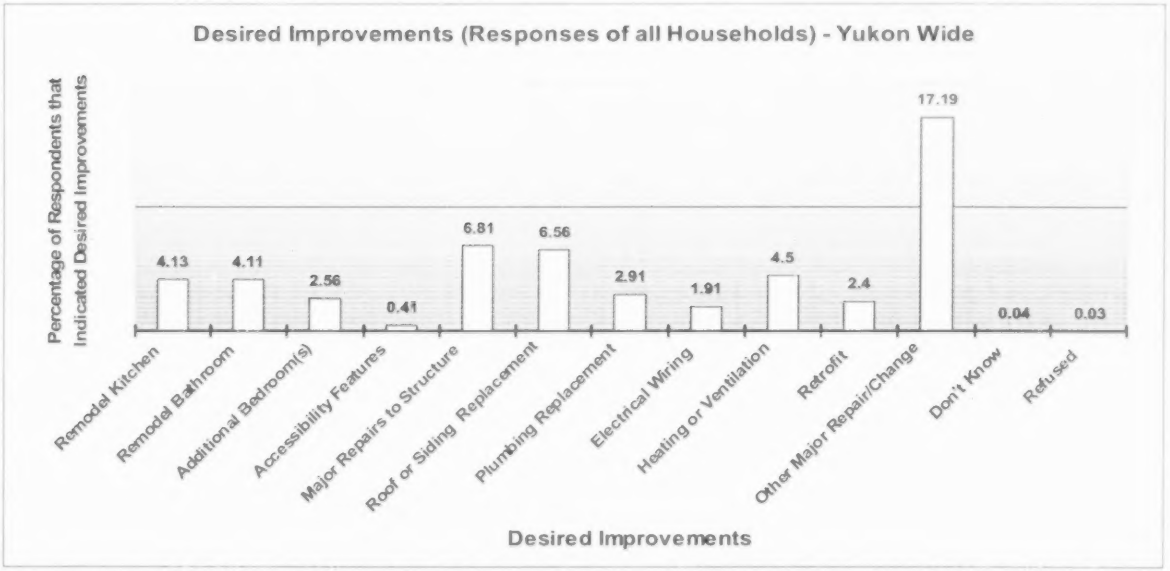
Respondents were asked what types of changes or repairs they would like to make in the next two years. The next sub-theme shows the percentage of households that desire improvements:

⇒ **DESIRED IMPROVEMENTS.**

## 1.5.1 DESIRED IMPROVEMENTS

"Major Repairs to Structure" includes repairs to walls, foundation, floors and ceiling. "Other Major Repair/Change" addresses the development of and/or addition of new space. These bar charts show the percentage of respondents who indicated various desired improvements.



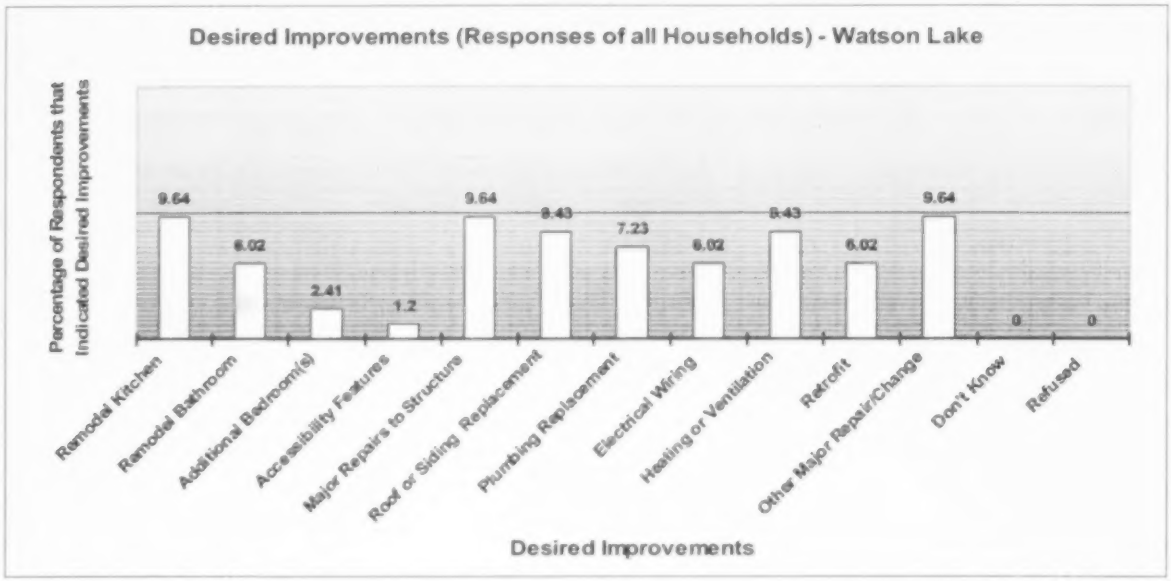



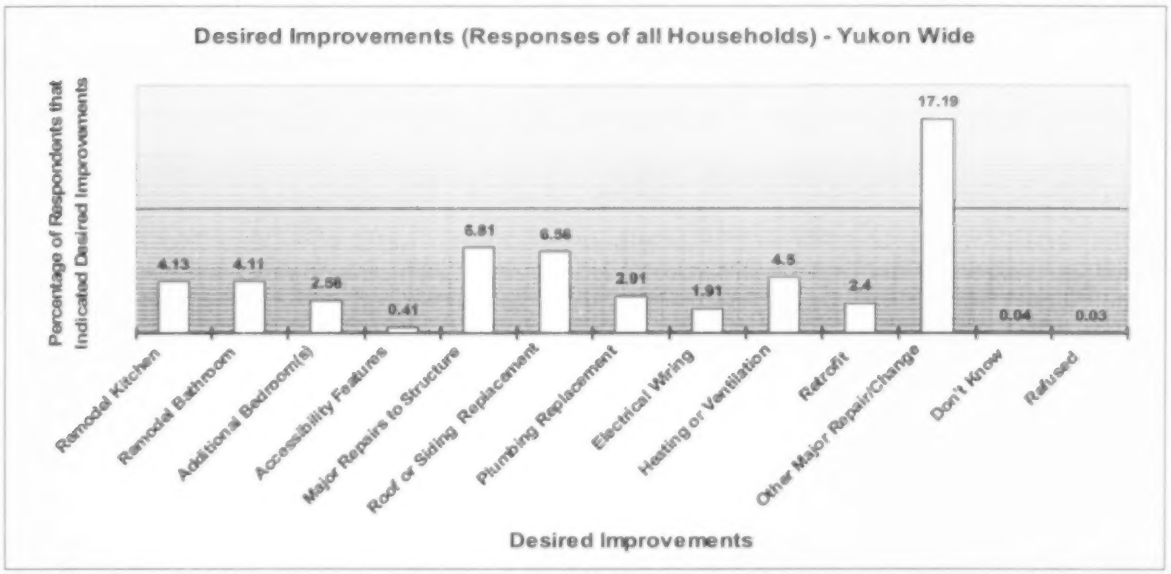

## HIGHLIGHTS

- There are a large variety of types of desired improvements.
- Apart from the non-specific "other" category, "Kitchen remodeling", and "Major repairs to structure" are the two most desired kinds of improvements in Watson Lake. A significant percentage of households also desire other kinds of improvements (see chart for details).

## 1.5.1 DESIRED IMPROVEMENTS

"Major Repairs to Structure" includes repairs to walls, foundation, floors and ceiling. "Other Major Repair/Change" addresses the development of and/or addition of new space. These bar charts show the percentage of respondents who indicated various desired improvements.

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- There are a large variety of types of desired improvements.
- Apart from the non-specific "other" category, "Kitchen remodeling", and "Major repairs to structure" are the two most desired kinds of improvements in Watson Lake. A significant percentage of households also desire other kinds of improvements (see chart for details).

# 2 DWELLING AFFORDABILITY

Dwelling affordability is a measure of the ability of the occupants of a dwelling to pay for their housing. Dwelling affordability was determined using ranges of incomes and ranges of expenses. Using these ranges, and the standard of 30 percent shelter cost to income as a cut-off, it was possible to determine households where there was an affordability problem, households where there was no affordability problem, and households where there was a "possible" affordability problem. There were also households where respondents did not provide household income and/or expense information. These fell into the "insufficient data" category.

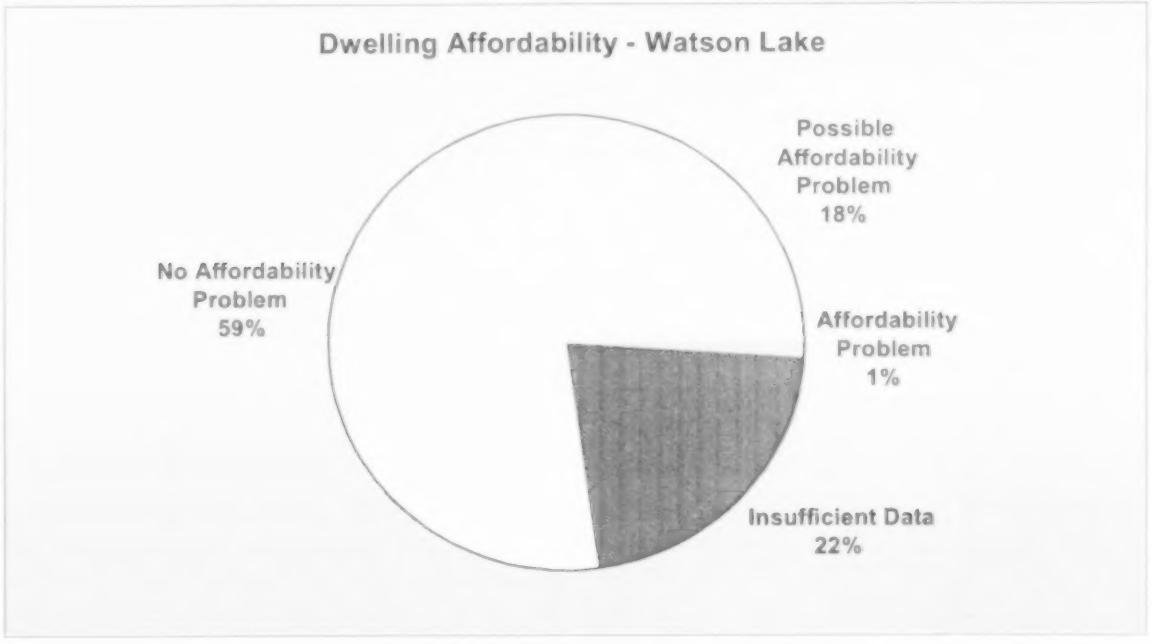
## 2.1 PRESENCE OR ABSENCE OF AFFORDABILITY PROBLEM

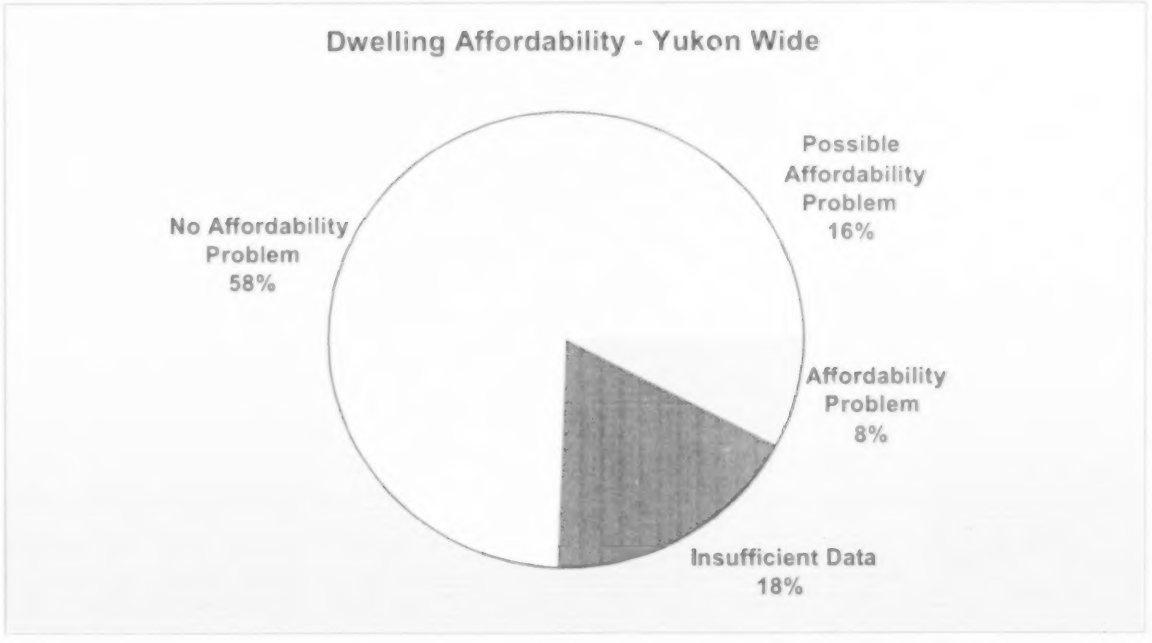
Respondents were asked whether they had an affordability problem. The next sub-theme shows dwelling affordability in Watson Lake and in the Yukon.

⇒ AFFORDABILITY.

## 2.1.1 PRESENCE OF ABSENCE OF AFFORDABILITY PROBLEM

The following pie charts show the percentage of households in each category:



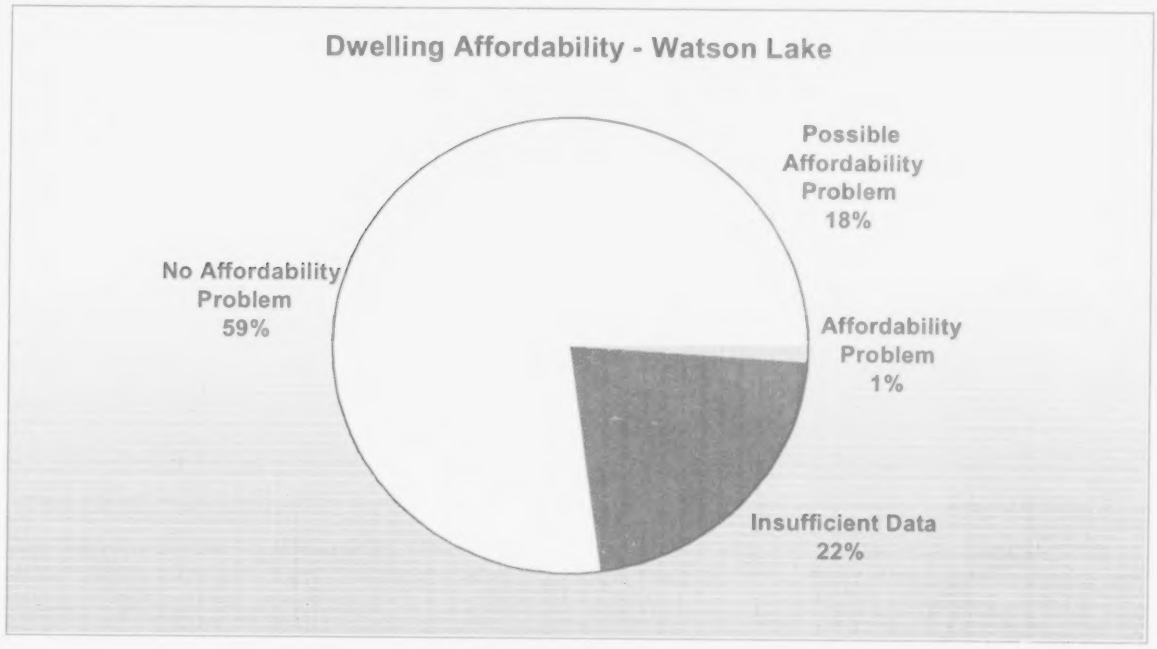



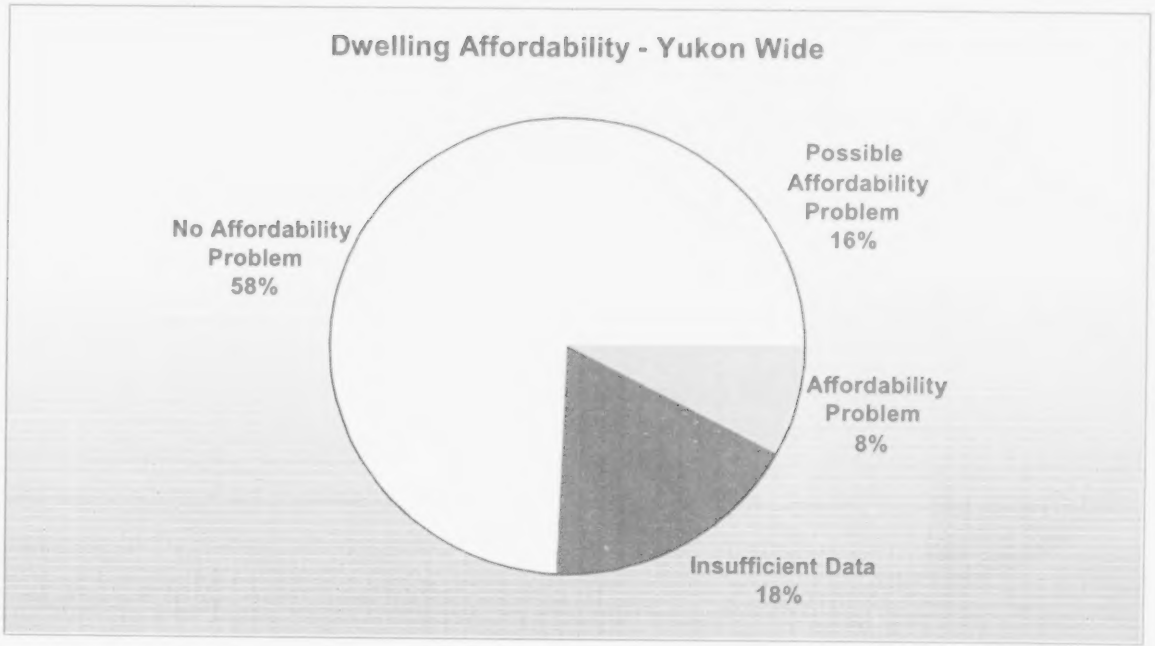

## HIGHLIGHTS

- Watson Lake and Yukon wide results are similar
- In Watson Lake, 1 percent of households indicated having an affordability problem where they are spending more than 30 percent of their income on shelter costs.

## 2.1.1 PRESENCE OF ABSENCE OF AFFORDABILITY PROBLEM

The following pie charts show the percentage of households in each category:

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- Watson Lake and Yukon wide results are similar
- In Watson Lake, 1 percent of households indicated having an affordability problem where they are spending more than 30 percent of their income on shelter costs.

# 3 DWELLING SUITABILITY

Dwelling suitability in housing refers to the appropriateness of the dwelling for the people living in it. The suitability of the dwelling refers to factors such as crowding and accessibility.

## 3.1 CROWDING

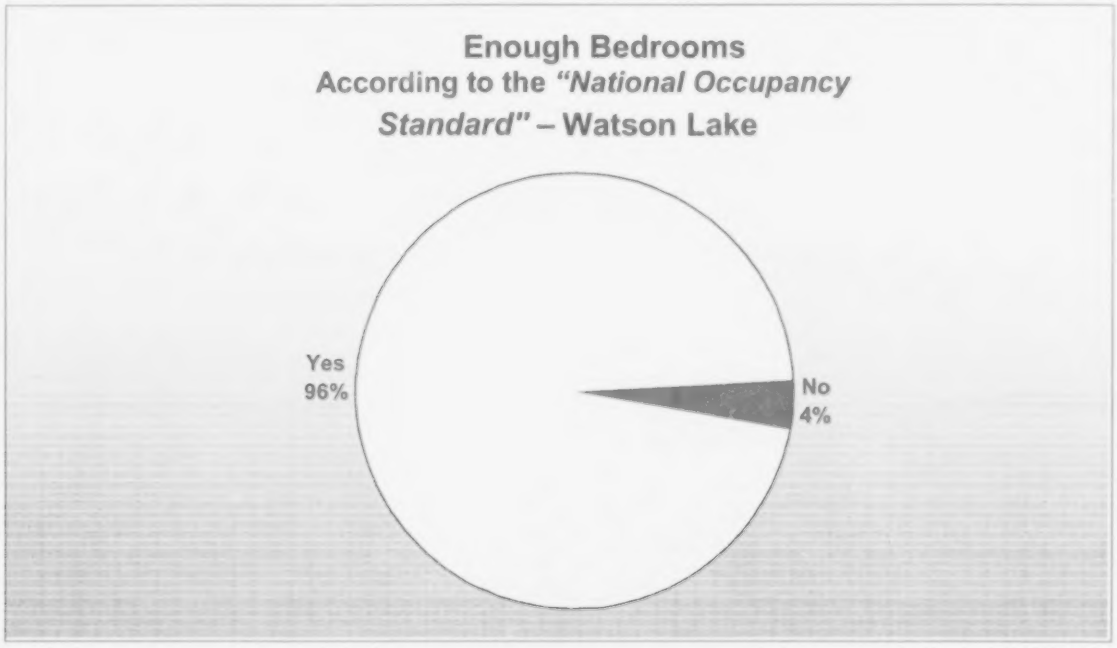
The National Occupancy Standard stipulates, for example, a minimum number of bedrooms required in a dwelling depending on the age and gender composition of the household. According to this standard, for example, separate bedrooms are required for each adult over the age of 18 unless that adult is in a married or common-law relationship with another household member. The next two sub-themes address crowding.

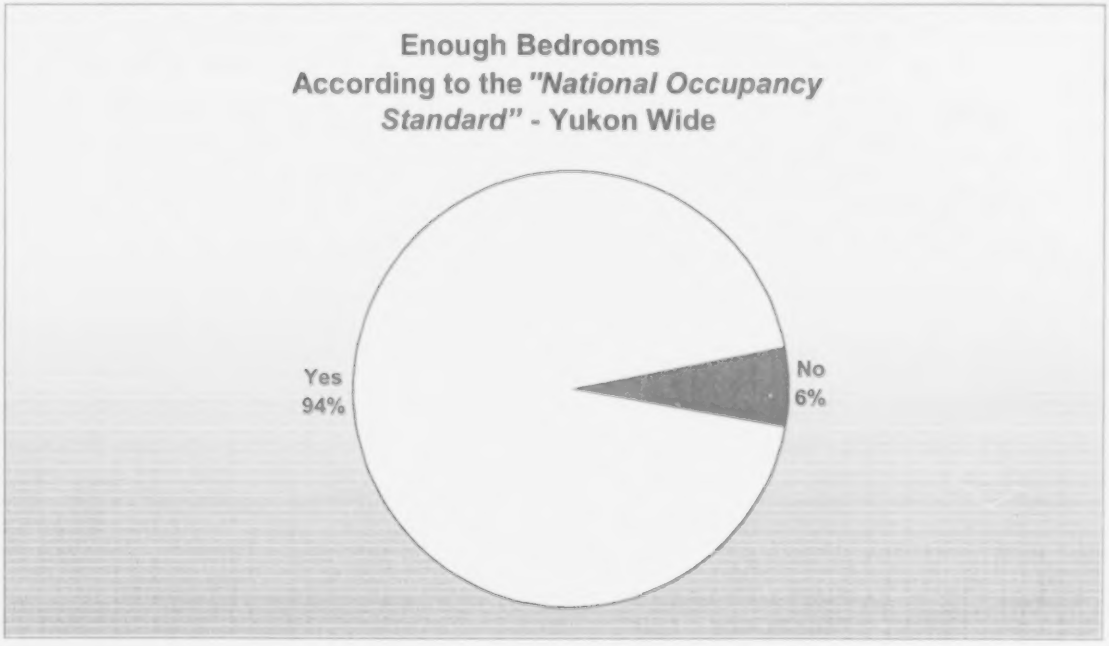
⇒ **BEDROOMS,**

⇒ **PERCENTAGE OF HOUSEHOLDS THAT USE OTHER ROOMS AS BEDROOMS.**

## 3.1.1 BEDROOMS

The following pie charts show the percentage of households with enough bedrooms:



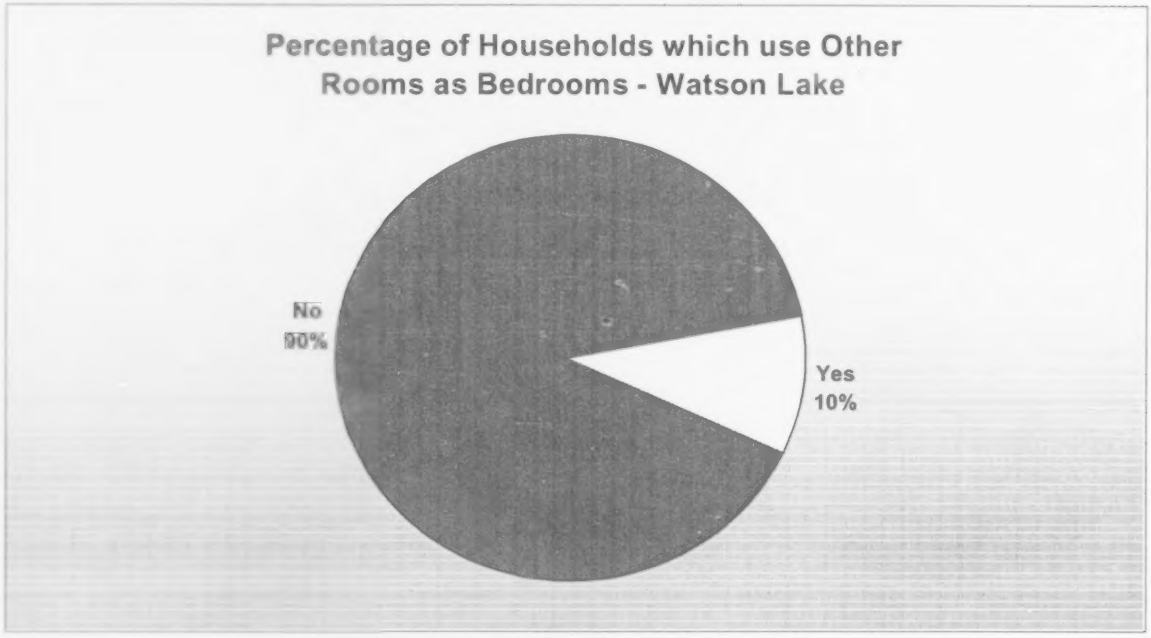



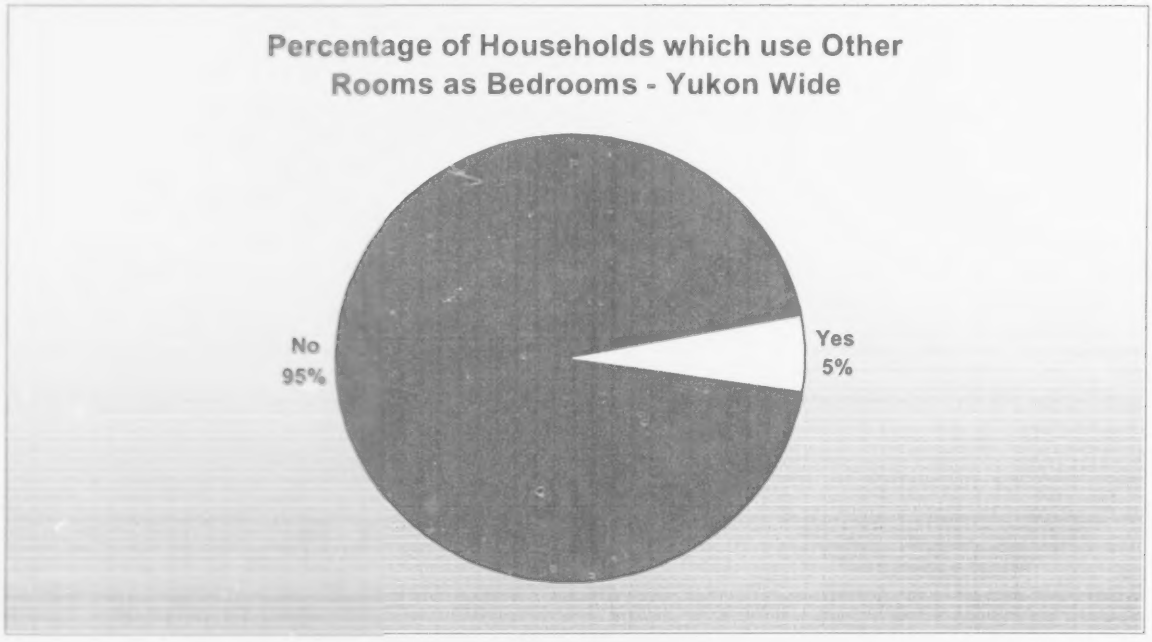

### HIGHLIGHTS

- Watson Lake and Yukon wide results are similar.
- According to the National Occupancy Standard, about 4 percent of all households in Watson Lake and 6 percent of all households in the Yukon in general do not have enough bedrooms.

## 3.1.2 PERCENTAGE OF HOUSEHOLDS THAT USE OTHER ROOMS AS BEDROOMS

Some households use rooms other than bedrooms as bedrooms. The percentage of households that do this is shown below for both Watson Lake and the Yukon in general.




### HIGHLIGHTS:

- About 10 percent of households in Watson Lake use rooms other than bedrooms as bedrooms. This is approximately double the corresponding Yukon wide rate.

## 3.1.1 BEDROOMS

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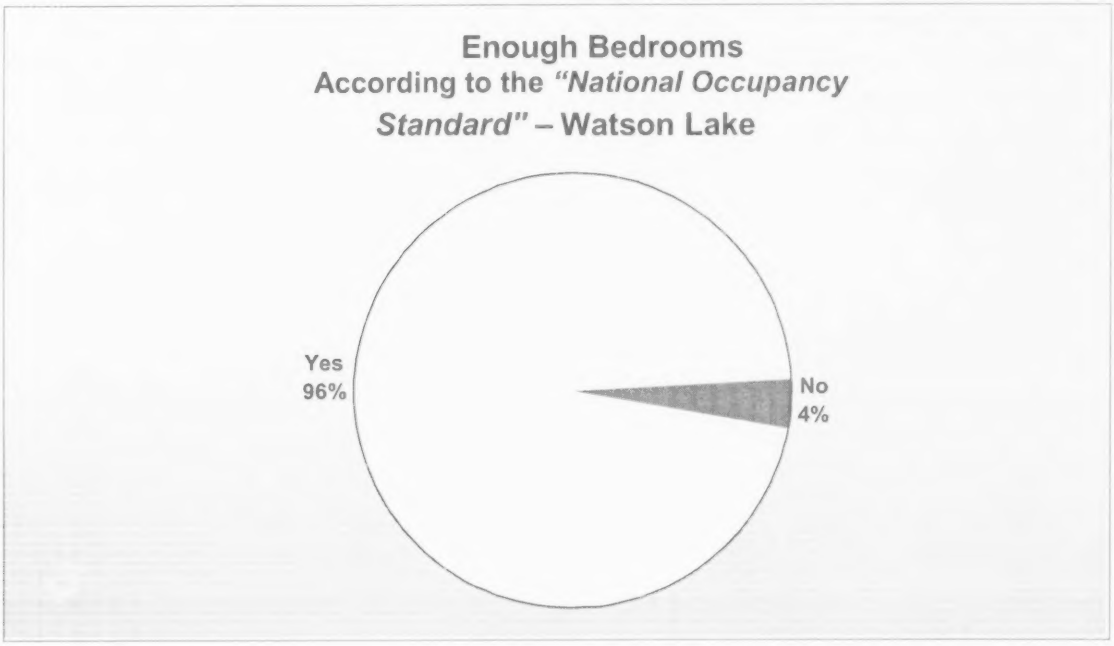


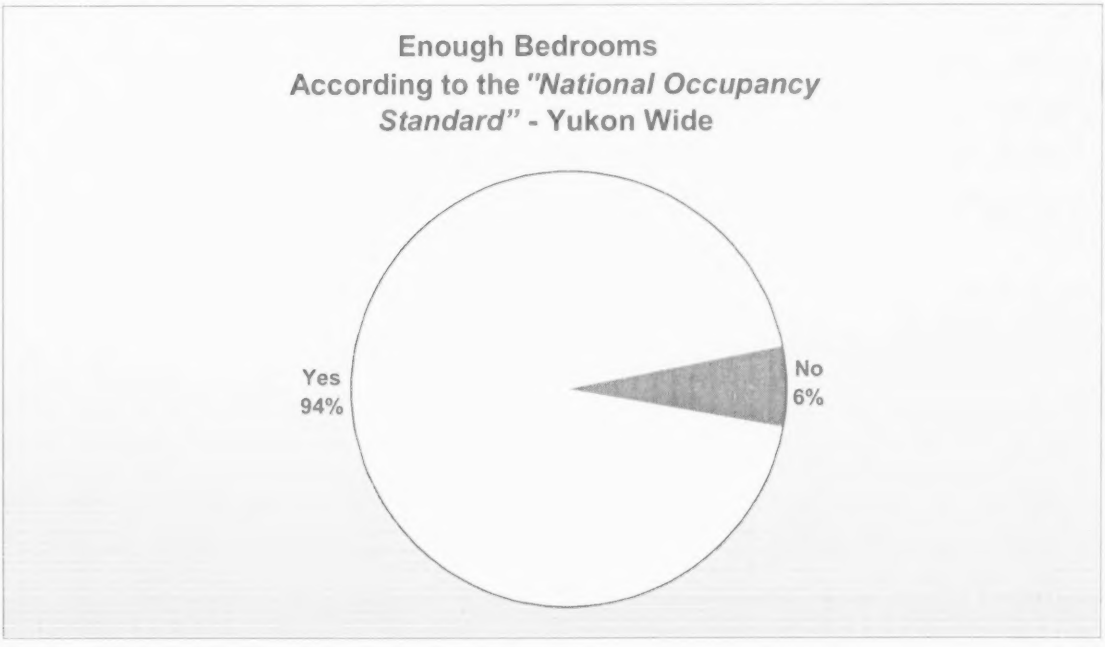


## HIGHLIGHTS

- Watson Lake and Yukon wide results are similar.
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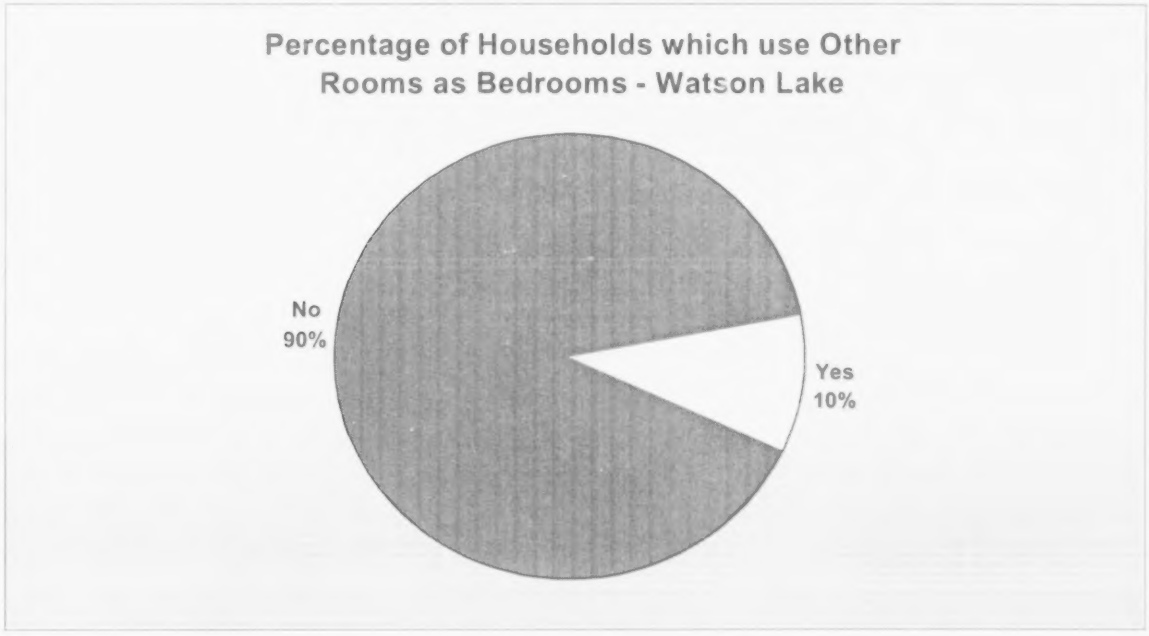
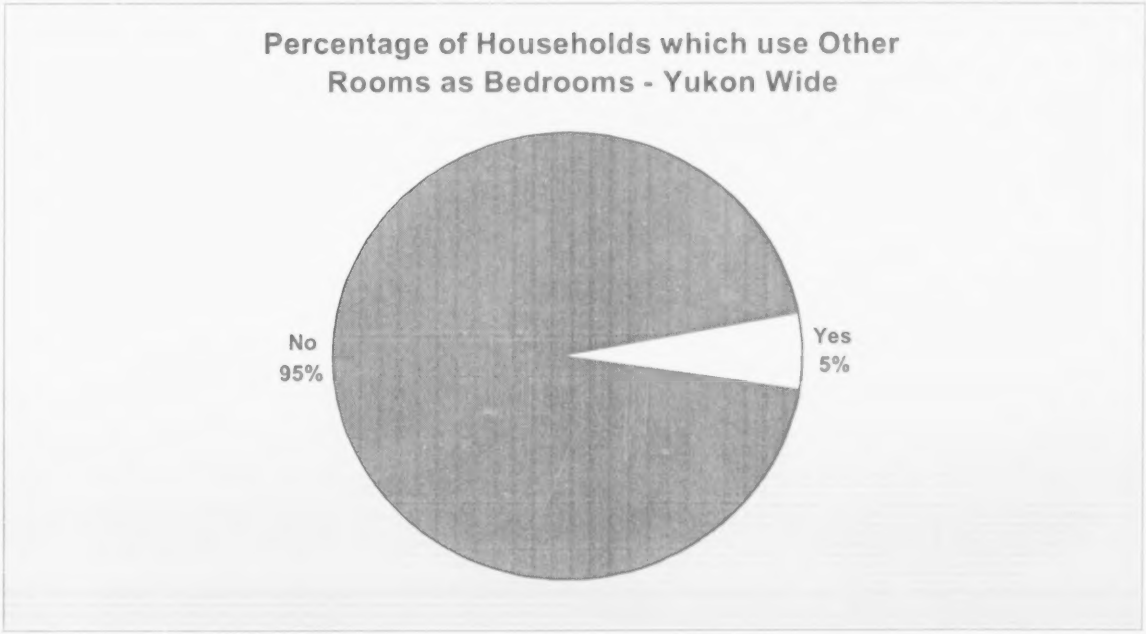



### HIGHLIGHTS:

- About 10 percent of households in Watson Lake use rooms other than bedrooms as bedrooms. This is approximately double the corresponding Yukon wide rate.

## 3.2 ACCESSIBILITY FOR DISABLED AND ELDERLY

Another factor used in determining the suitability of housing is that of the accessibility of the dwelling for those households with one or more disabled members. In order to decide the importance of this factor, the number of households that have disabled members, must be determined. This information is shown in the next three sub-themes:

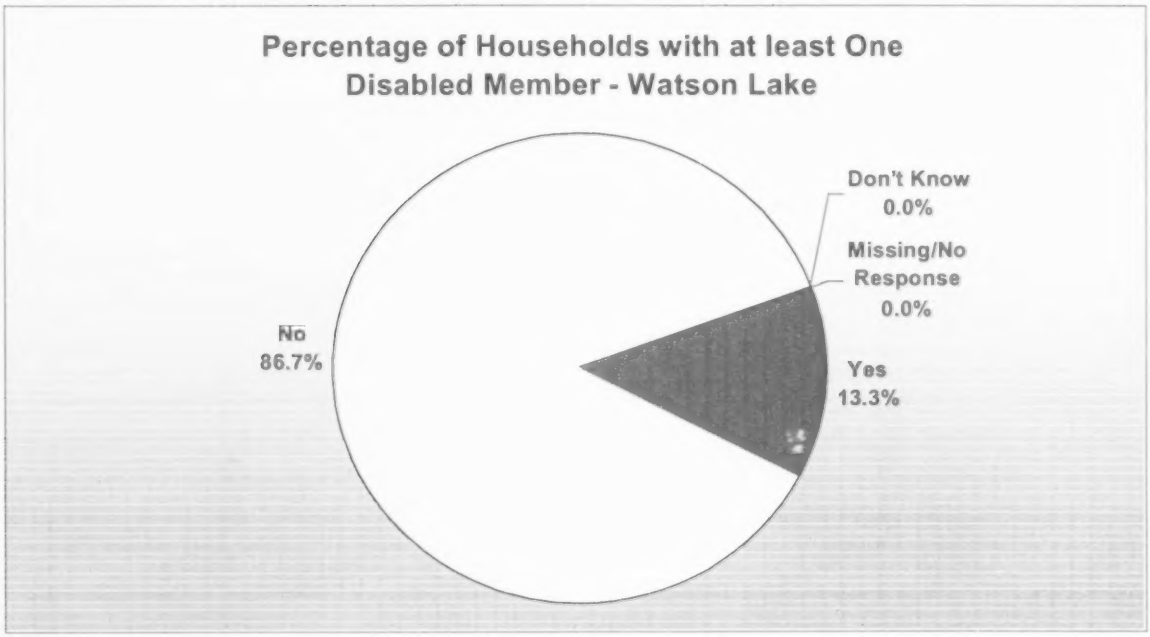
⇒ PERCENTAGE OF HOUSEHOLDS WITH AT LEAST ONE DISABLED PERSON,

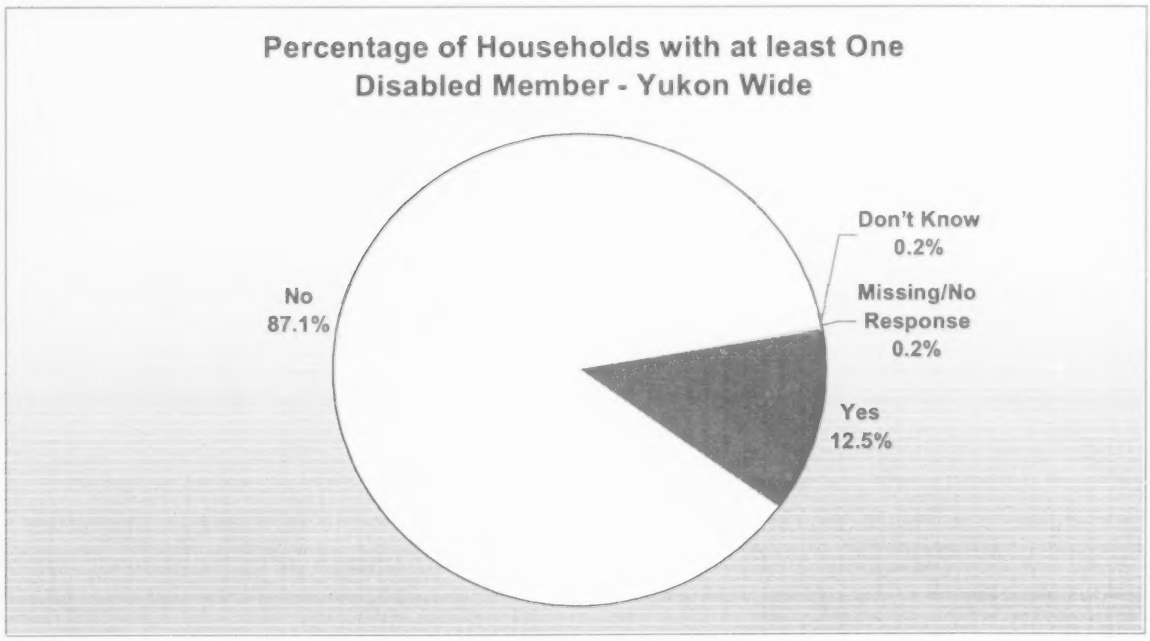
⇒ NUMBER OF DISABLED PEOPLE IN HOUSEHOLDS,

⇒ ACCESSIBILITY FEATURE(S) REQUIRED.

### 3.2.1 PERCENTAGE OF HOUSEHOLDS WITH AT LEAST ONE DISABLED MEMBER

"Disability" was defined as either a mobility impairment requiring a wheelchair, other mobility impairment (for example, arthritis), visual, auditory, or other disability. The following charts show the percentage of households that have at least one disabled member.


Percentage of Households with at least One Disabled Member - Watson Lake
Don't Know 0.0%
Missing/No Response 0.0%
No 86.7%
Yes 13.3%

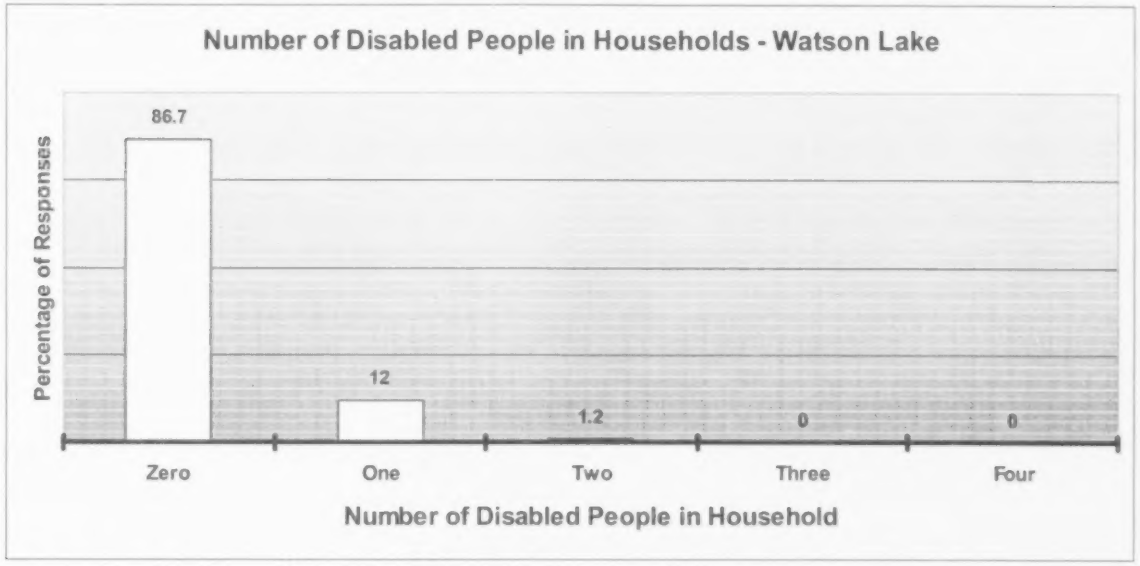


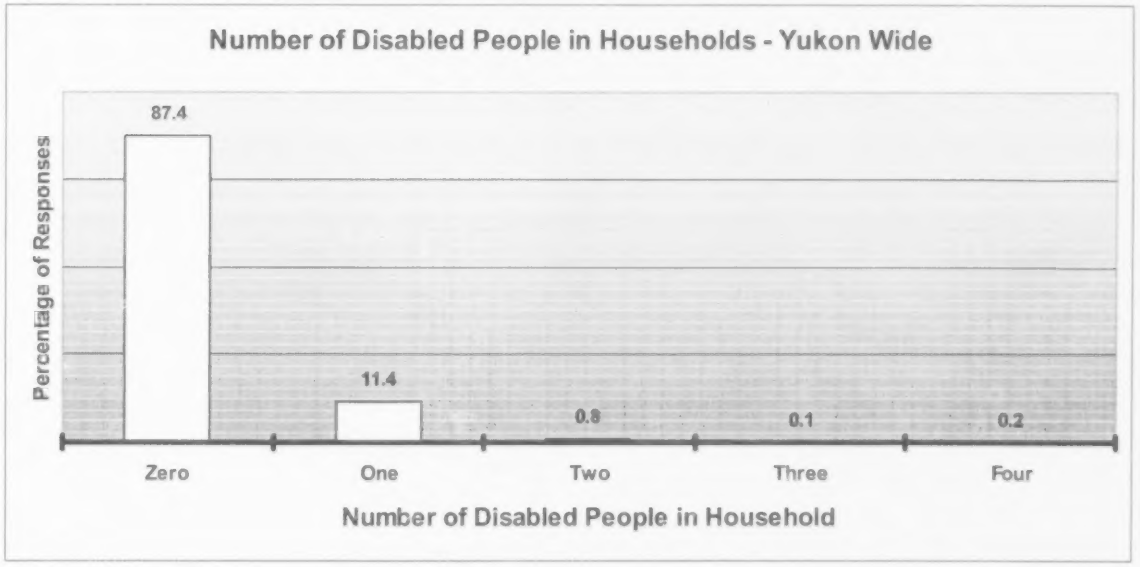
## HIGHLIGHTS:

- Approximately 13 percent of households in Watson Lake and across the Yukon have at least one disabled member.

## 3.2.2 NUMBER OF DISABLED PEOPLE IN HOUSEHOLDS.

These bar charts illustrate the percentage of households with zero, one, two, three, or four disabled people.




## HIGHLIGHTS

- Watson Lake and Yukon wide results are similar.
- The majority of households with at least one disabled person have one disabled person.
- Across the Yukon approximately 130 households have more than two disabled person living in the home.

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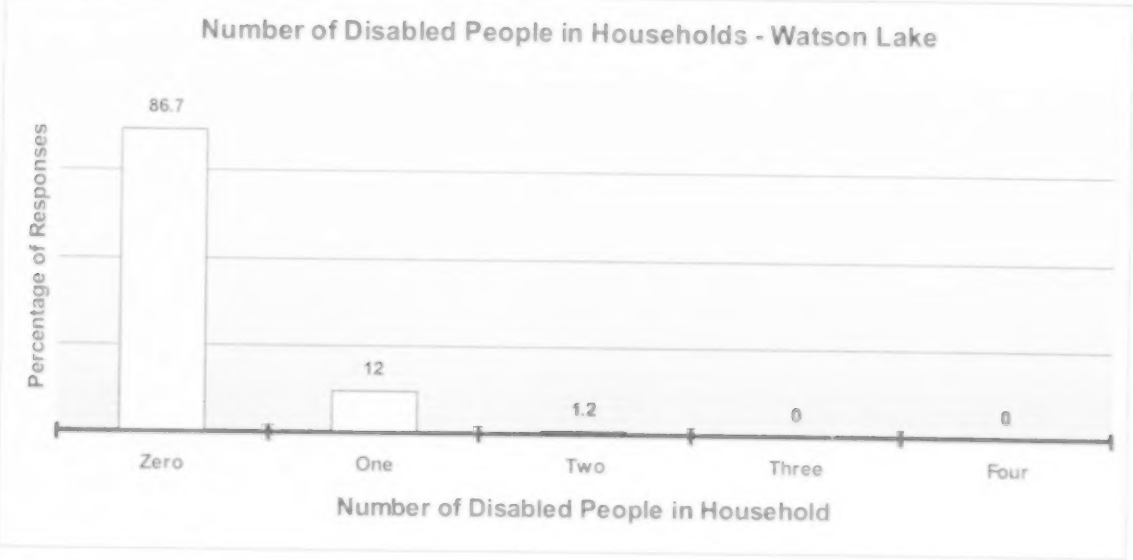


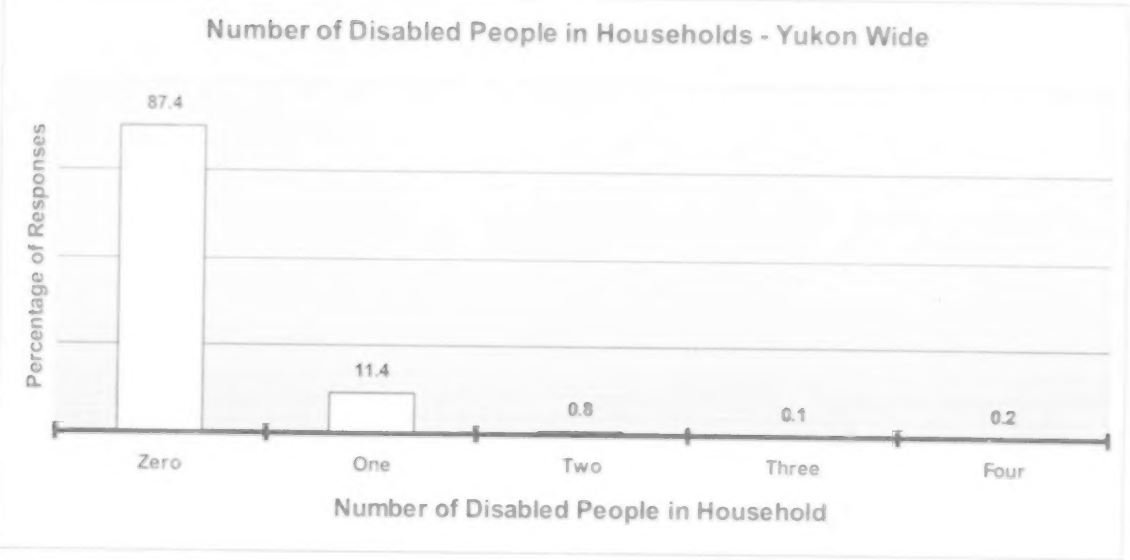


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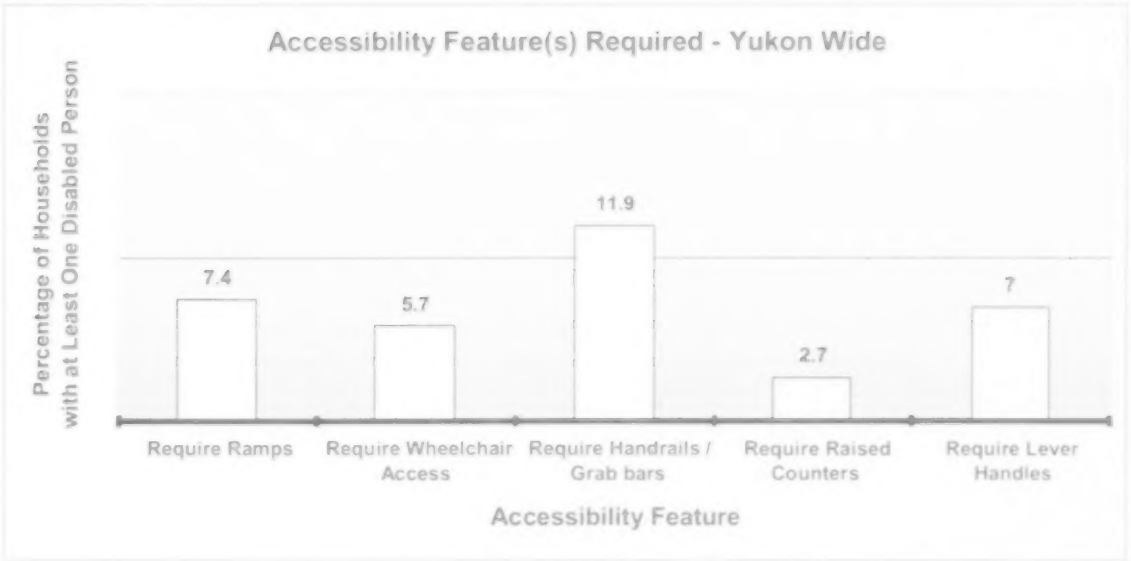
These bar charts illustrate the kinds of features required by households with at least one disabled member.




## HIGHLIGHTS:

- Watson Lake percentages are significantly higher than the Yukon wide percentages indicating that Watson Lake households with disabled members are generally somewhat less well equipped than similar rural households.
- In Watson Lake, the requirement for ramps, wheelchair access and handrails and grab bars, as well as raised counters and lever handles is still considerable.

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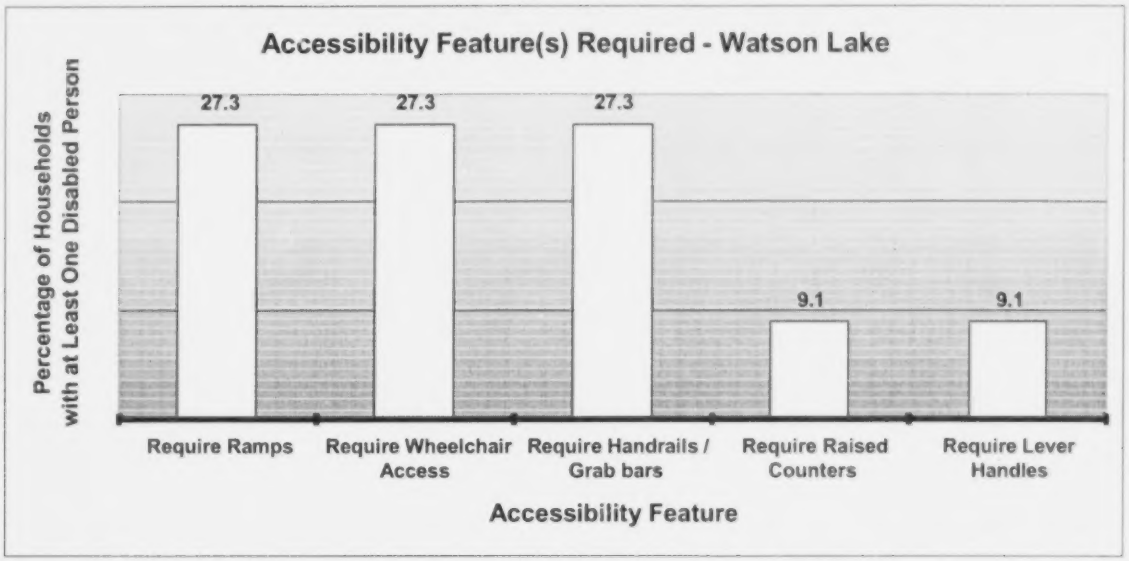


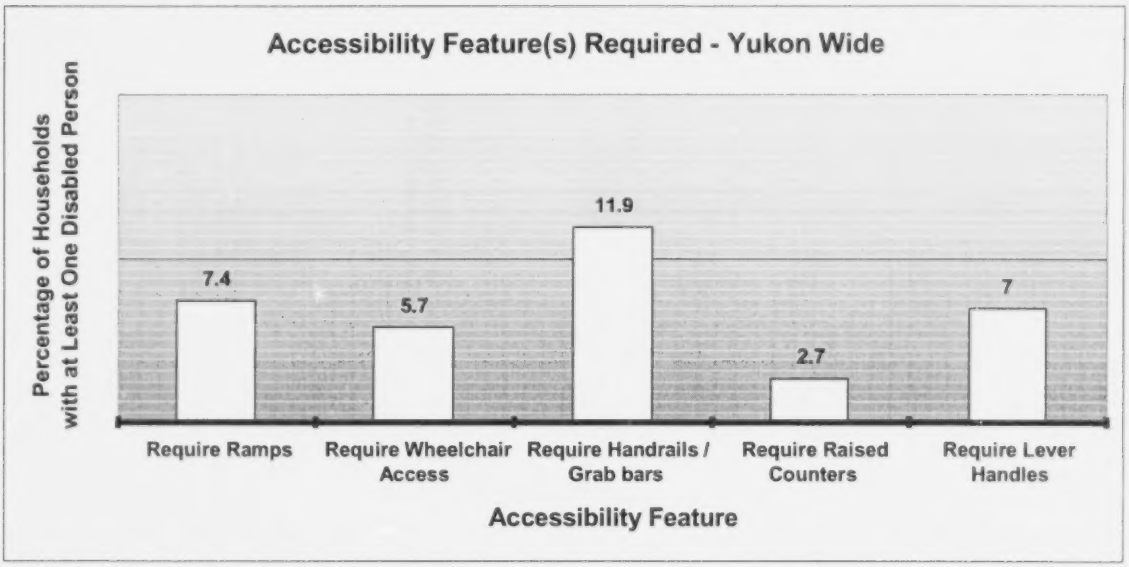


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# 4 ACCESS TO HOME OWNERSHIP

This category of information helps us to determine why renters have chosen to remain renters rather than buying a dwelling.

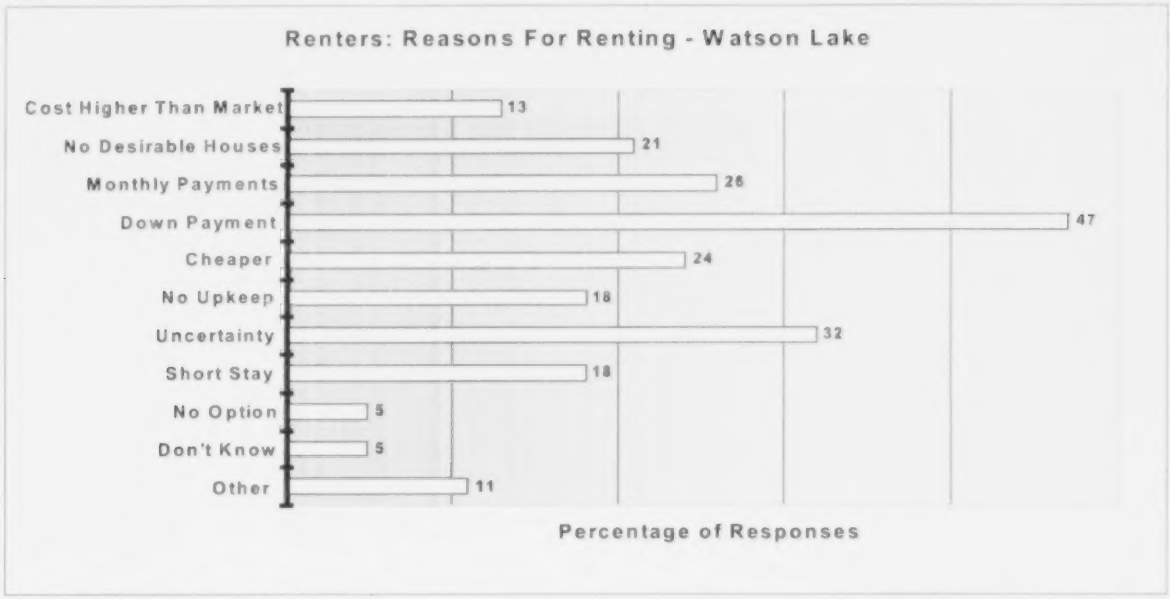
## 4.1 RENTERS

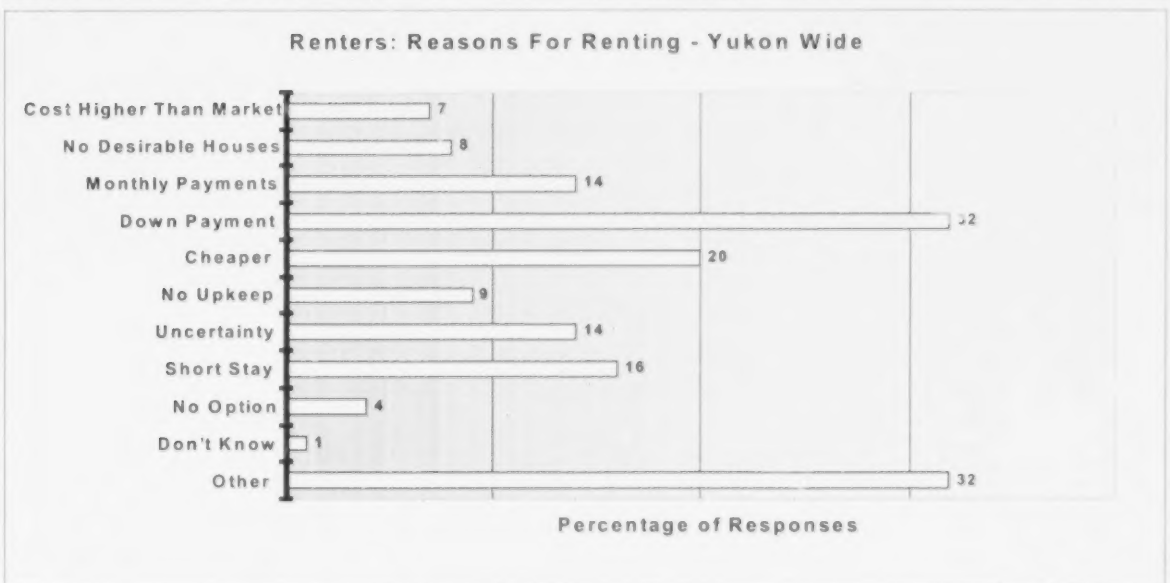
The next sub-theme shows the responses of renters when asked, "Why have you chosen to rent rather than purchase housing?"

⇒ REASONS FOR RENTING.

## 4.1.1 REASONS FOR RENTING

These bar charts show the responses of renters.




## HIGHLIGHTS

- Watson Lake percentages are generally higher than Yukon wide percentages.
- In Watson Lake, aside from the unspecified "Other" answer, "Down Payment", "Uncertainty", and "Monthly Payments", and "cheaper" were the most common answers.
- "Other" includes reasons not captured in another category.

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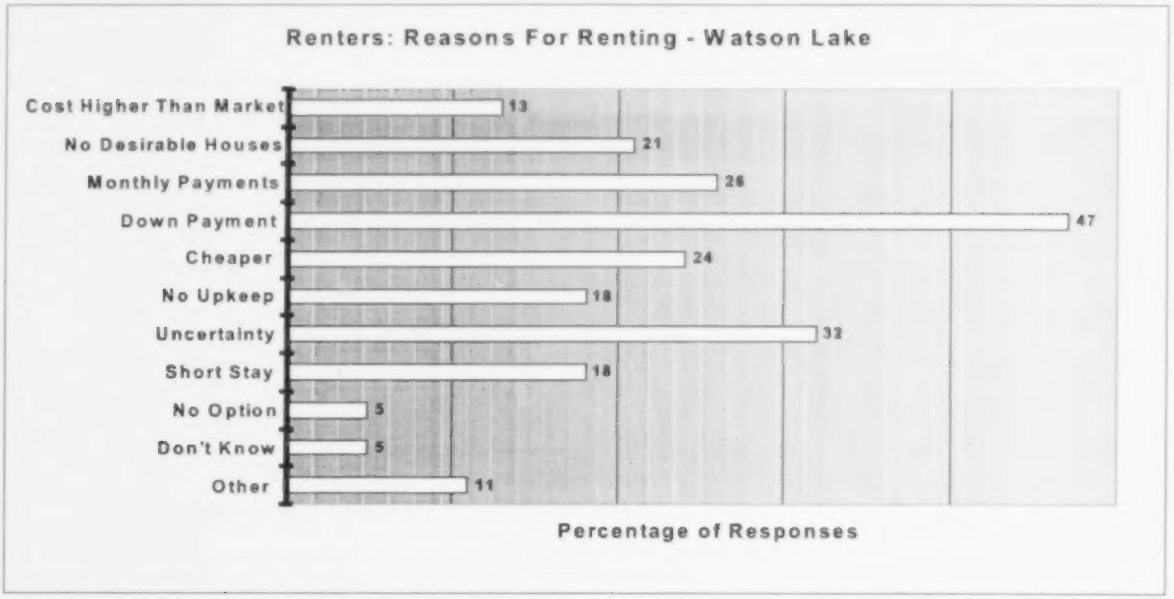


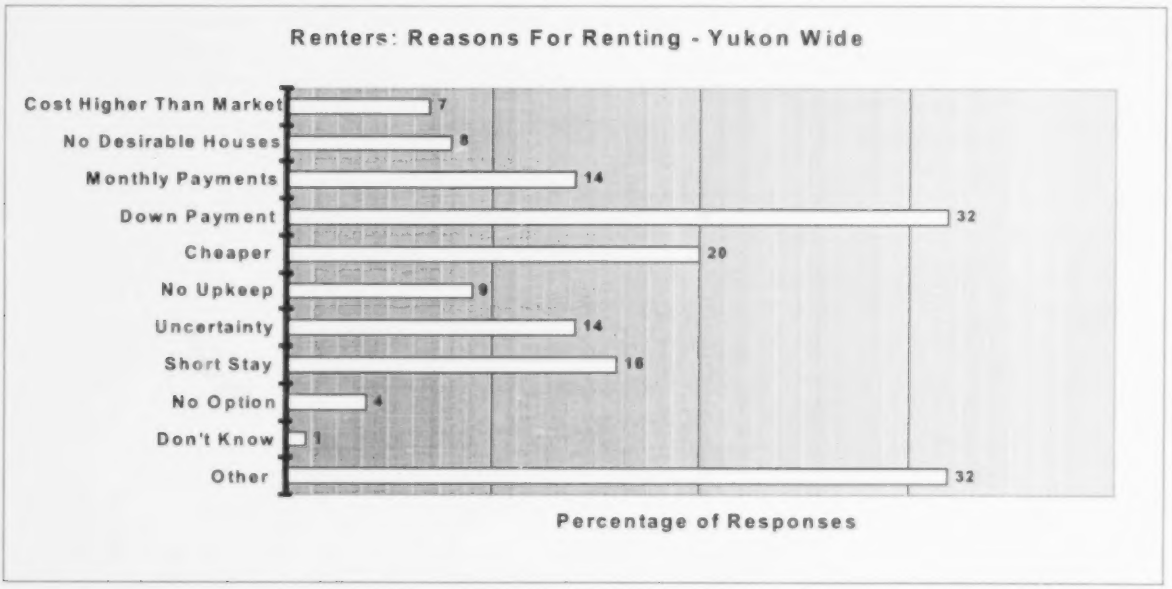


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- "Other" includes reasons not captured in another category.

# 5 SENIORS AND ELDERS NEEDS

The last set of housing quality indicators that this study covers is that of the housing needs of seniors and elders. The study of the appropriateness of, and the need for adaptations in seniors and elders housing is essentially a sub-study of "Dwelling Suitability". However, because of our aging population, it has become increasingly important to understand the housing needs of this sub-group of the population. We have therefore made a particular effort in this study to understand the current and probable future needs of this group. Again, in order to understand the importance of this, the number of households must be determined.

## 5.1 HOUSEHOLD TYPE

The following charts show the percentages of various types of households in the population. They also illustrate a range of housing quality indicators associated with the three kinds of households.

- *Senior Household:* refers to a household in which all members are 55 years of age and over.
- *Mixed Senior Household:* refers to a household in which there is at least one member 55 years of age and over, and at least one member less than 55 years.
- *Non-Senior Household:* refers to a household in which there are no members over the age of 55.

The next six sub-themes address household type:

⇒ HOUSEHOLD TYPE BREAKDOWN,

⇒ HOUSEHOLD TYPE VERSUS REPAIR NEED,

⇒ HOUSEHOLD TYPE VERSUS BASIC HOUSEHOLD FACILITIES

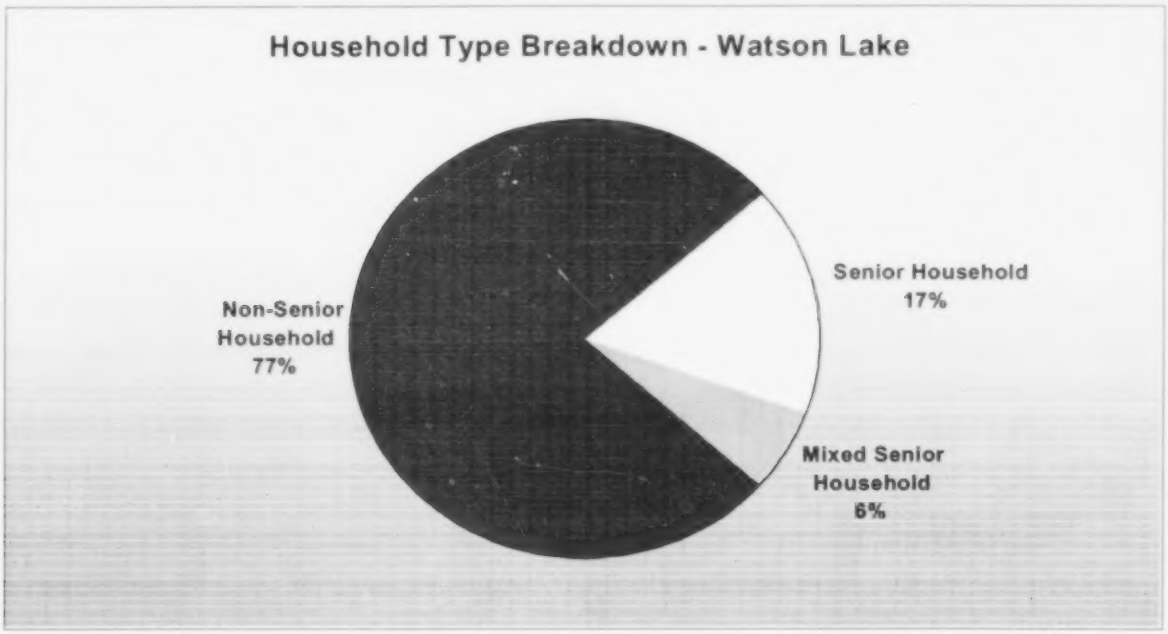
⇒ DWELLING AFFORDABILITY FOR HOUSEHOLD TYPE,

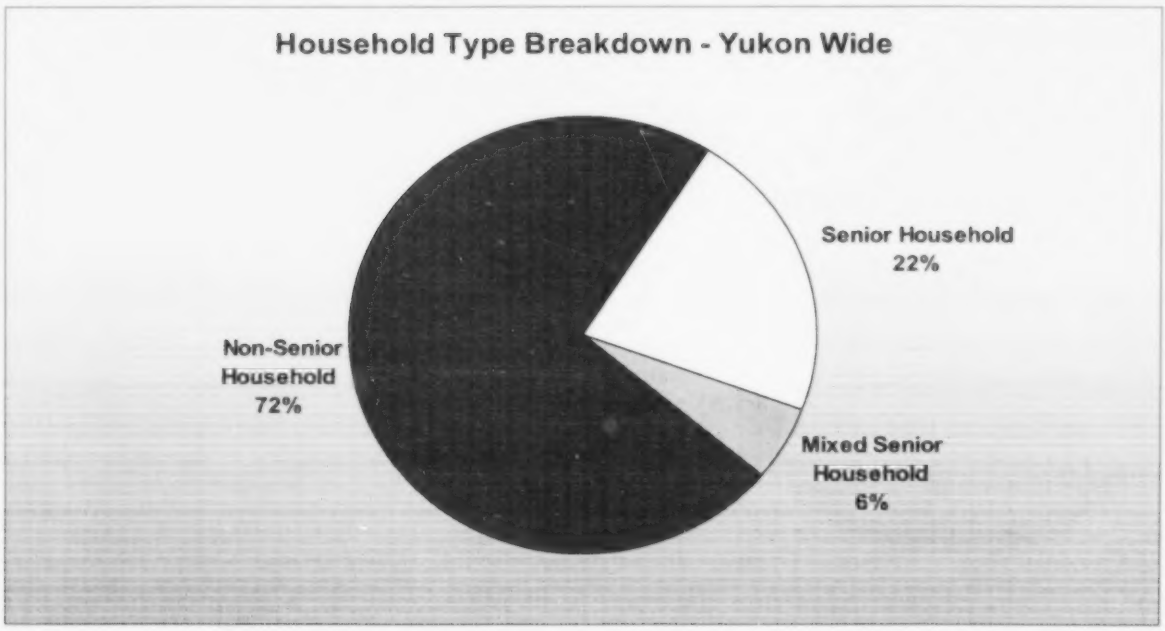
⇒ DWELLING MANAGEABILITY FOR A SENIOR,

⇒ PROBLEMS A SENIOR WOULD HAVE LIVING IN THIS DWELLING.

## 5.1.1 HOUSEHOLD TYPE BREAKDOWN

The following pie charts show household type breakdown:



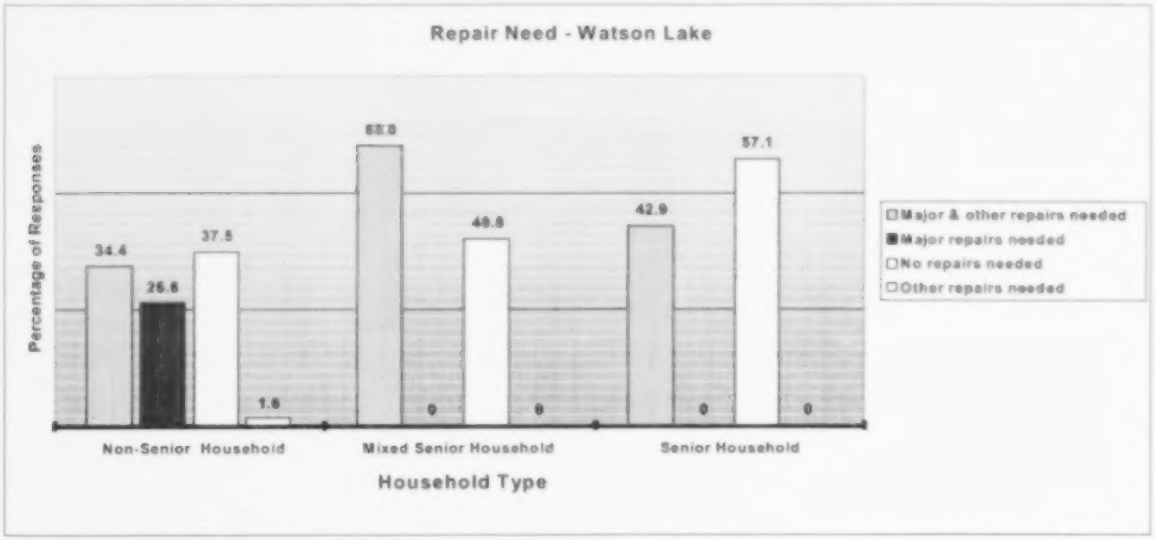



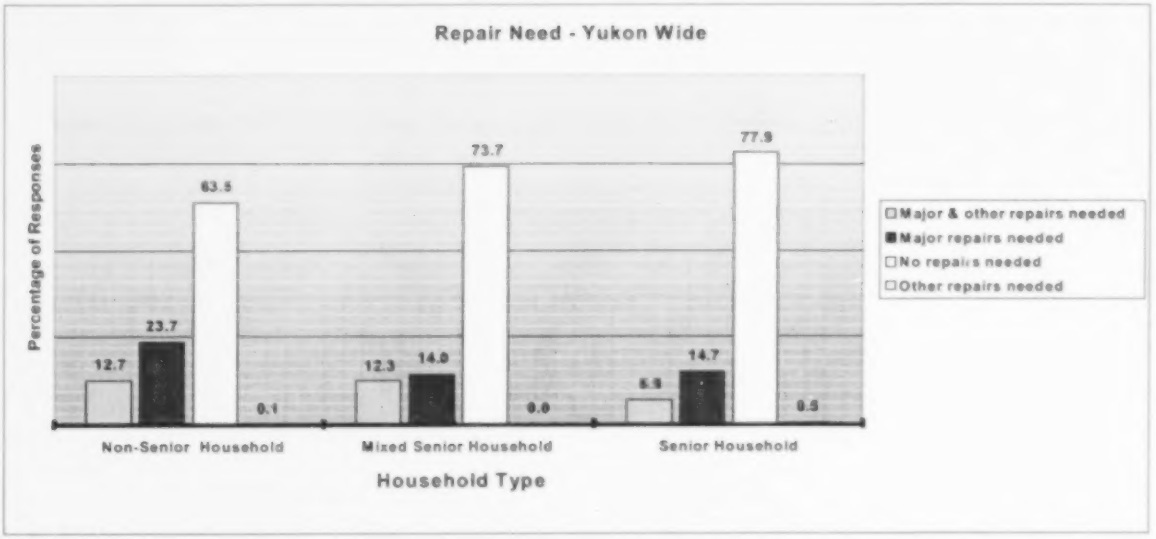

## HIGHLIGHTS

- Watson Lake percentages are similar to Yukon wide percentages.
- Senior households represent 17 percent of all households in Watson Lake. This is a lower percentage than territory wide.
- The number of households with at least one senior member is 23 percent, in the Yukon, 28 percent.

## 5.1.2 HOUSEHOLD TYPE VERSUS REPAIR NEED

These bar charts are included to show the kinds of households that are in need of repair.



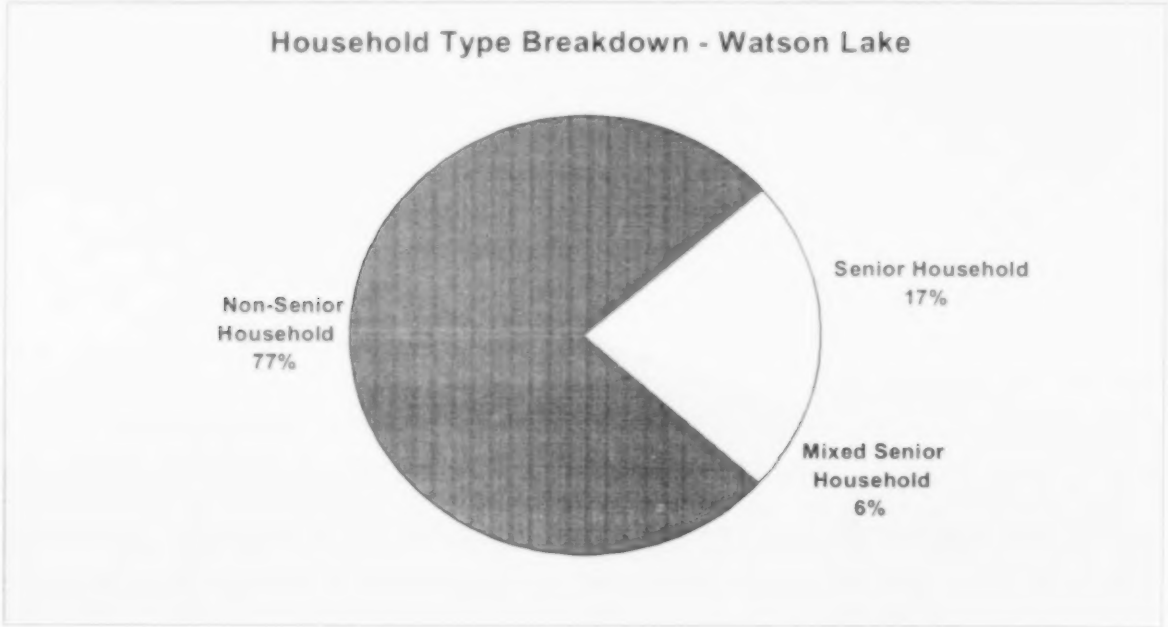



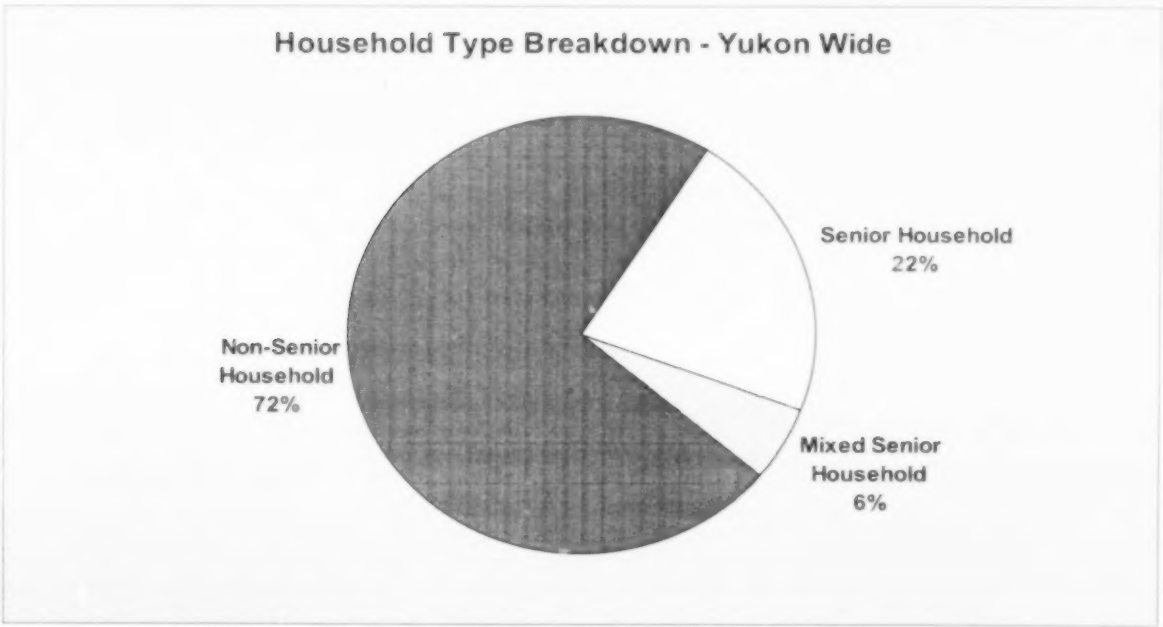

## HIGHLIGHTS:

- The results of this question in Watson Lake are quite different from the Yukon wide results. Although as the household ages, the perceived need for major repairs declines, the need for major repairs remains very significant in all three types of households.
- There is a much higher requirement for major repairs in all three categories of household in Watson Lake as compared to the need in these same household categories in the Yukon in general.
- Approximately 43 percent of the dwellings of senior households in Watson Lake have major repair needs. 60 percent of the dwellings of mixed senior households in Watson Lake have major repair needs.

## 5.1.1 HOUSEHOLD TYPE BREAKDOWN

The following pie charts show household type breakdown:

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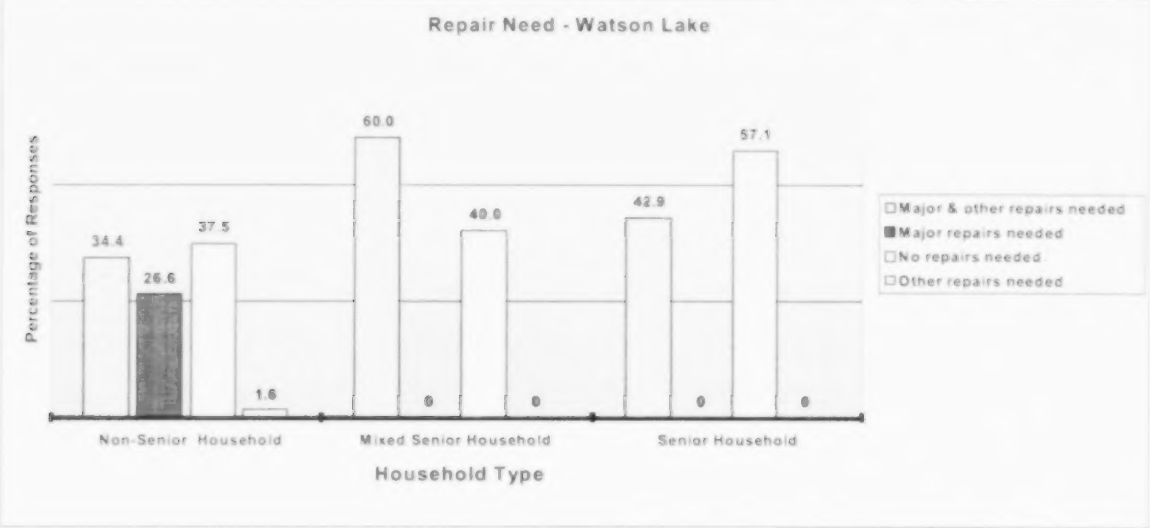


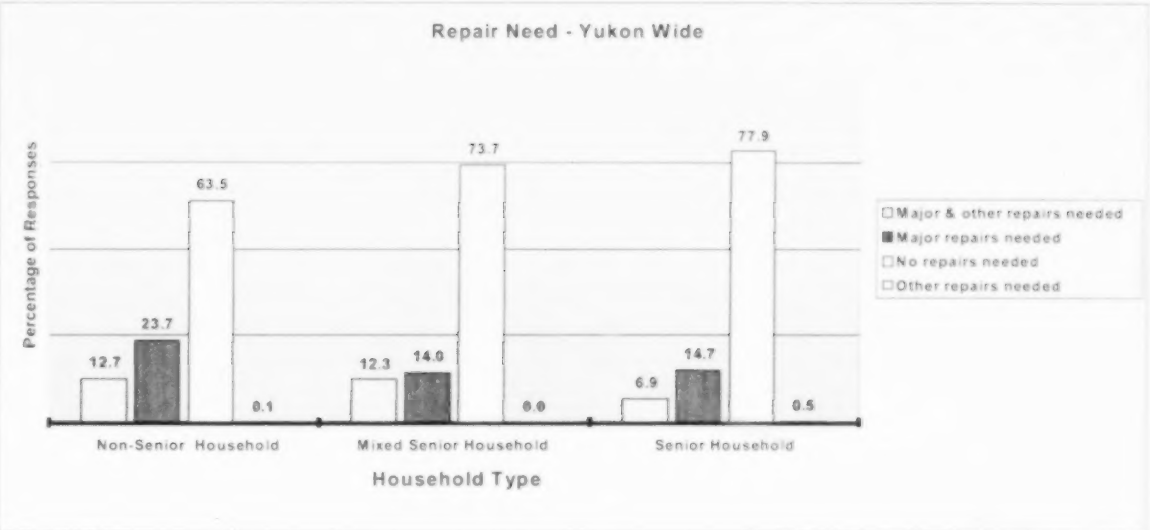


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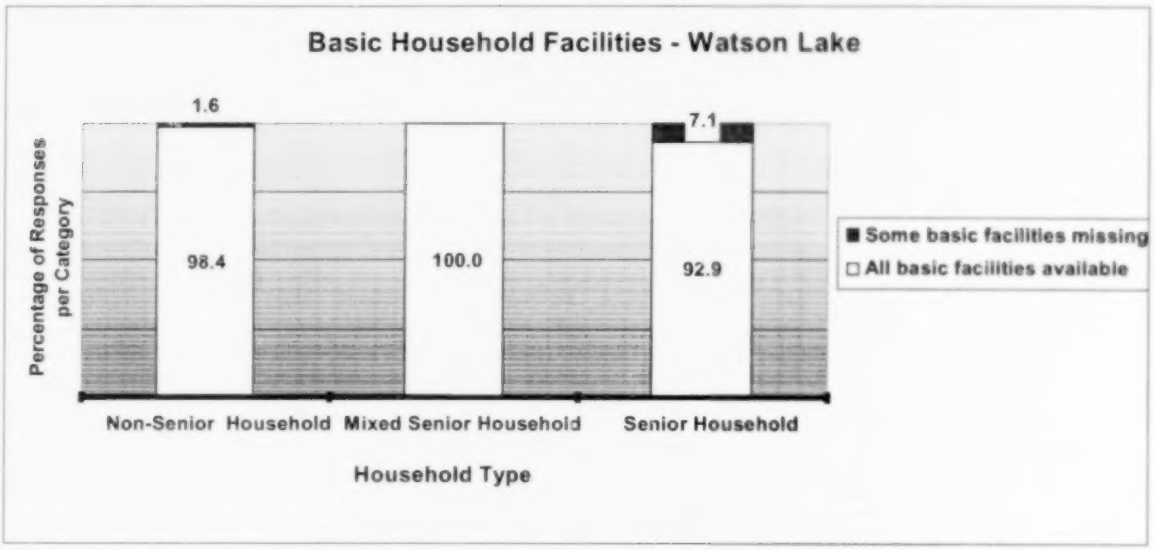
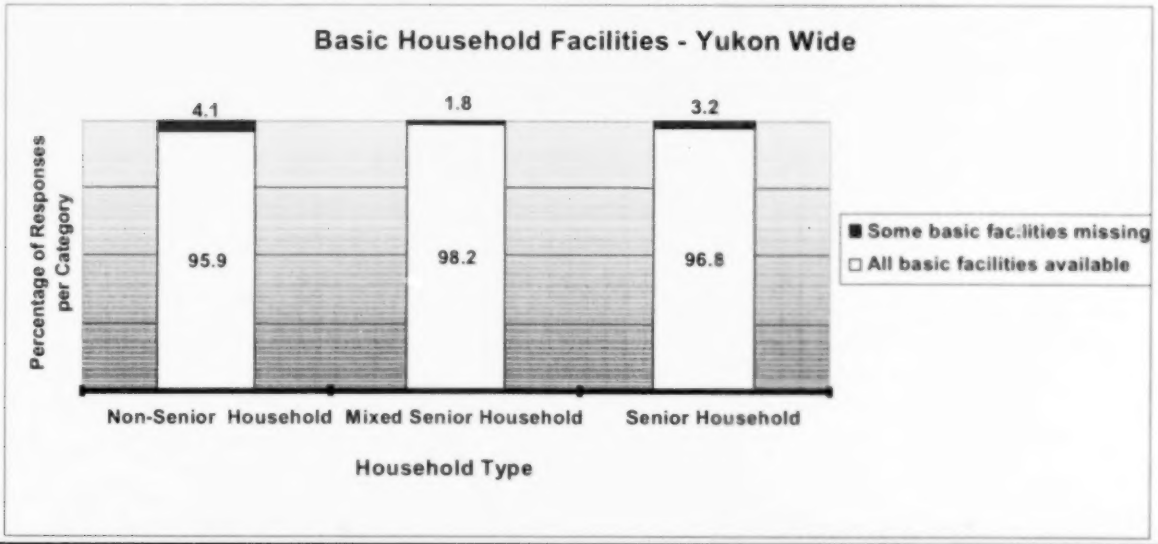
- The results of this question in Watson Lake are quite different from the Yukon wide results. Although as the household ages, the perceived need for major repairs declines, the need for major repairs remains very significant in all three types of households.
- There is a much higher requirement for major repairs in all three categories of household in Watson Lake as compared to the need in these same household categories in the Yukon in general.
- Approximately 43 percent of the dwellings of senior households in Watson Lake have major repair needs. 60 percent of the dwellings of mixed senior households in Watson Lake have major repair needs.

## 5.1.3 HOUSEHOLD TYPE VERSUS PRESENCE OR ABSENCE OF BASIC HOUSEHOLD FACILITIES

These bar charts compare the kinds of households with the presence or absence of basic facilities.



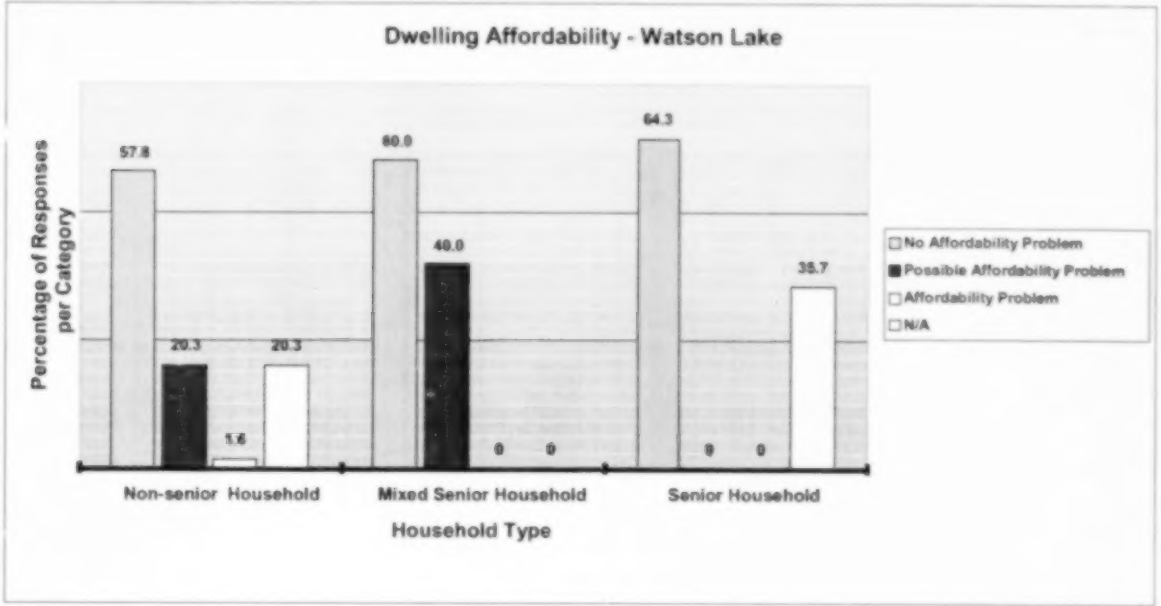



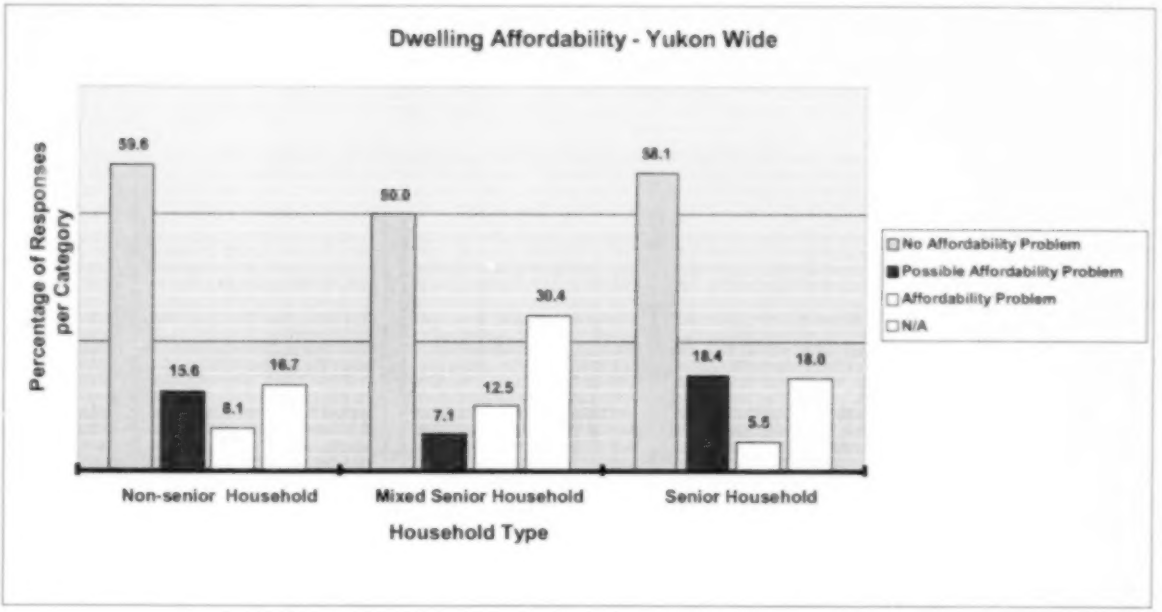

## HIGHLIGHTS

- Almost all households have basic household facilities.
- 98.4 percent of non-senior households have all basic facilities. This represents approximately 63 households.
- 100 percent of mixed senior households have all basic facilities. This represents approximately 5 households.
- 92.9 percent of senior households have all basic facilities. This represents approximately 13 households.

## 5.1.4 DWELLING AFFORDABILITY FOR HOUSEHOLD TYPE

These bar charts compare the dwelling affordability for the kinds of households.




## HIGHLIGHTS

- 40 percent of mixed senior households have a possible affordability problem.

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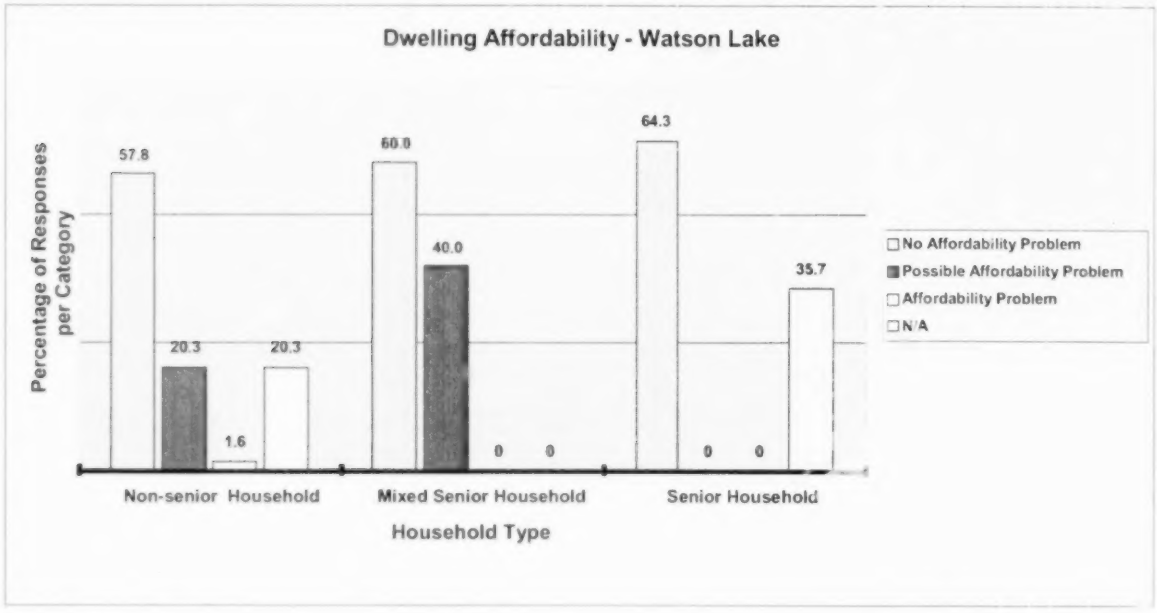
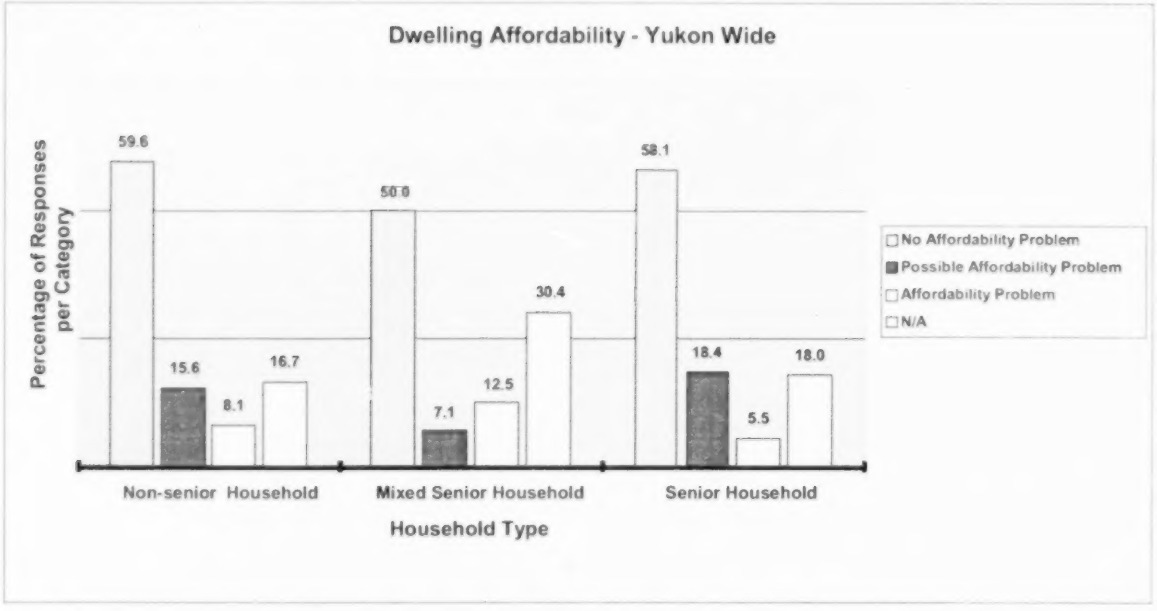


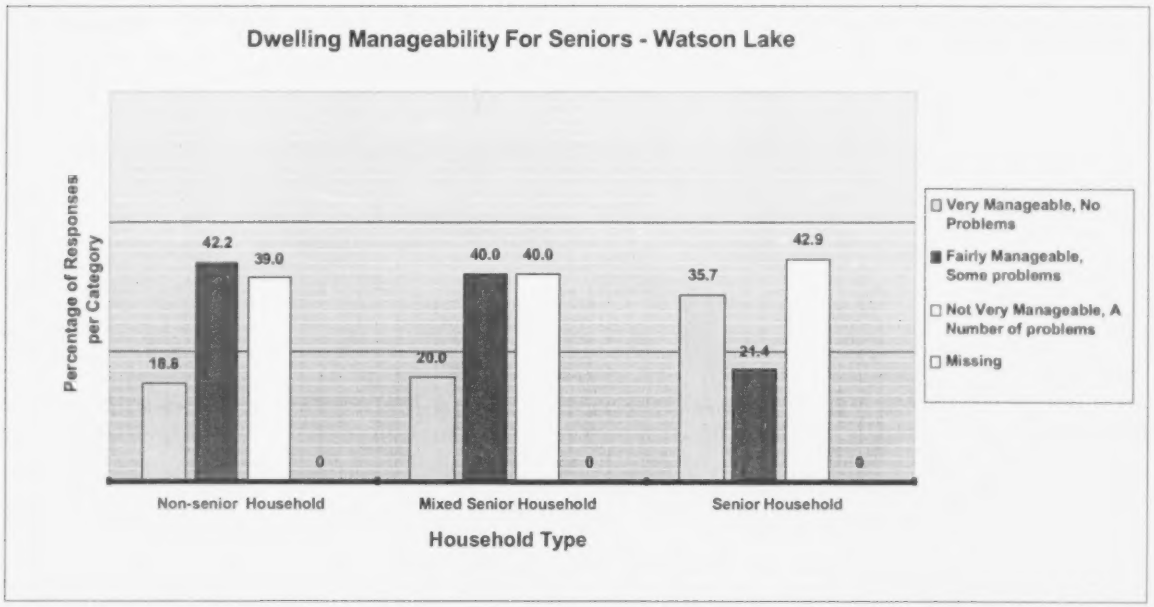



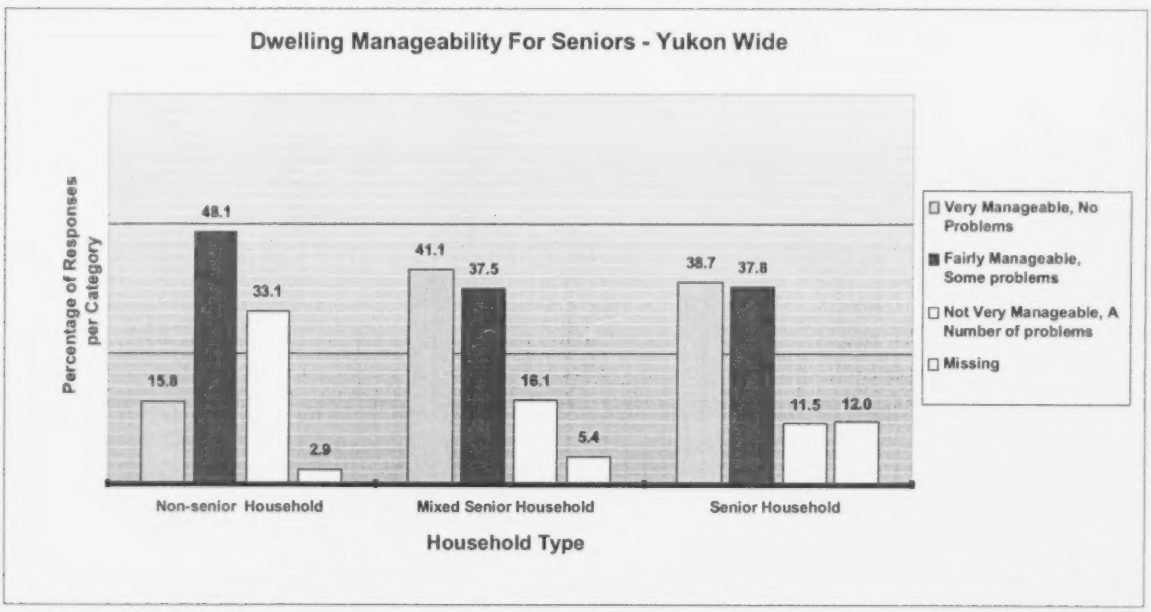

## HIGHLIGHTS

- 40 percent of mixed senior households have a possible affordability problem.

## 5.1.5 DWELLING MANAGEABILITY FOR A SENIOR

These bar charts provide the responses from the three different types of households. The question asked is, "How manageable would this dwelling be for a senior?"



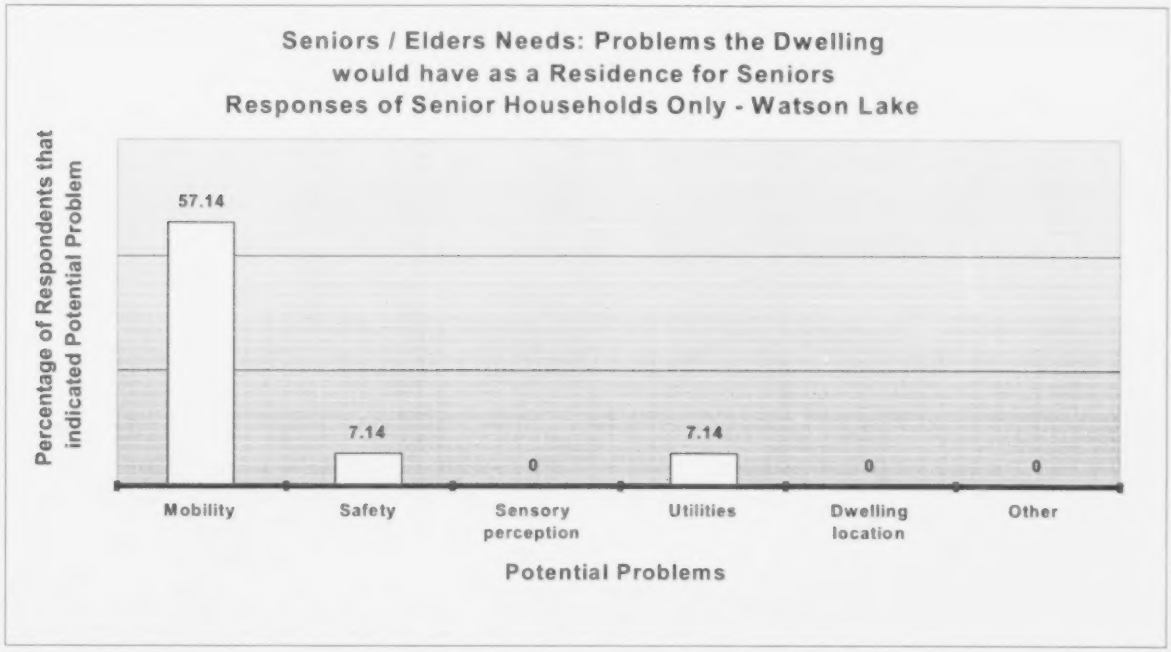



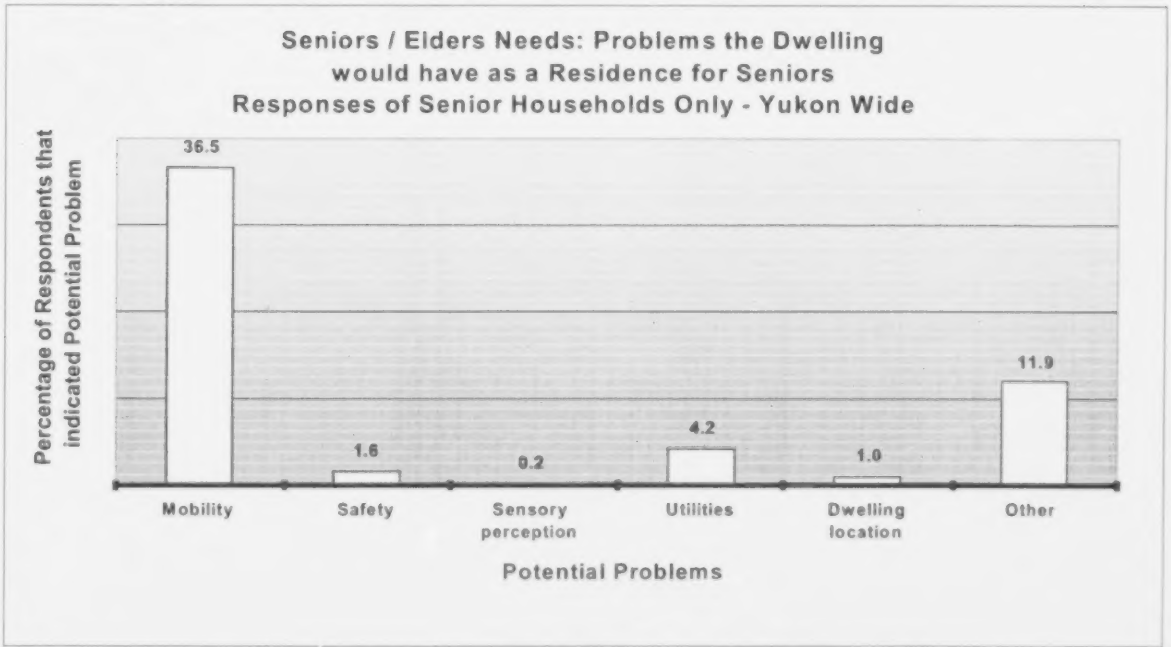

## HIGHLIGHTS

- Watson Lake results are quite different from Yukon wide results.
- Approximately 40 percent of each category of household indicated that their dwelling would not be very manageable for a senior.

## 5.1.6 PROBLEMS THAT A SENIOR WOULD HAVE LIVING IN THIS DWELLING

These are the responses of the senior households only.




## HIGHLIGHTS

- Mobility is the primary dwelling manageability problem for seniors in their homes.
- Approximately 57 percent of those respondents in Watson Lake, who indicated that there would be a problem for seniors living in their home, said mobility would present a problem for a senior in their home.

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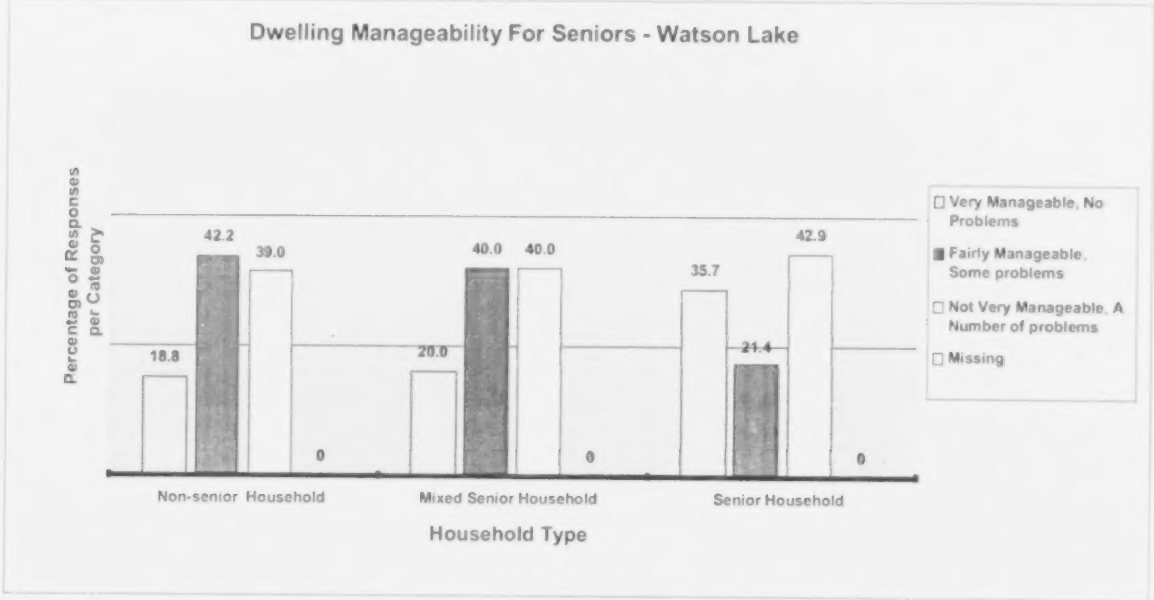


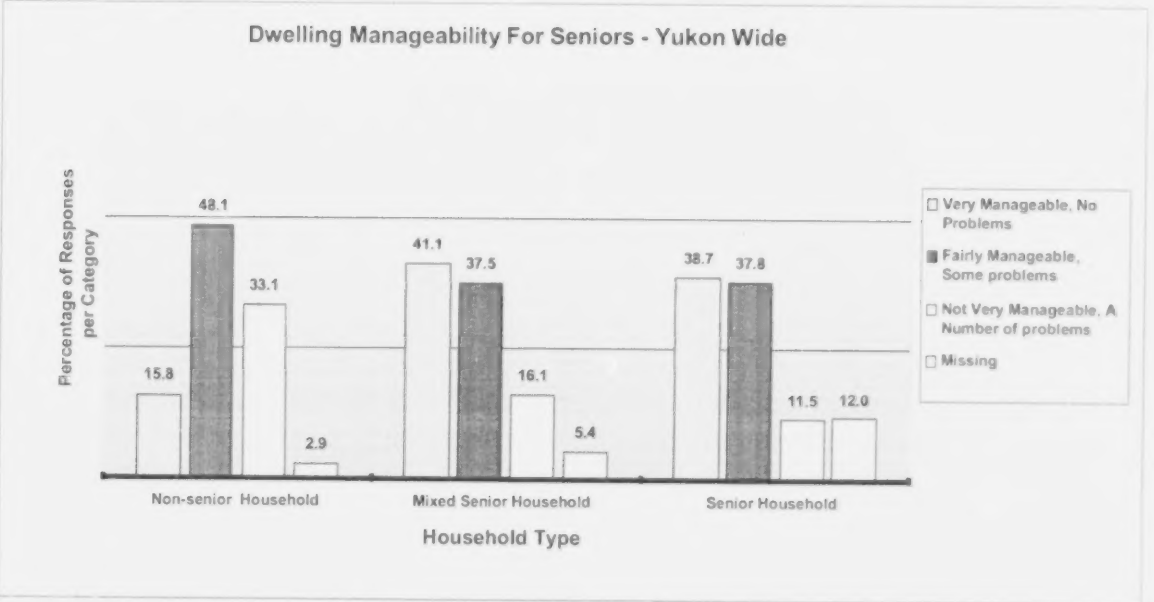


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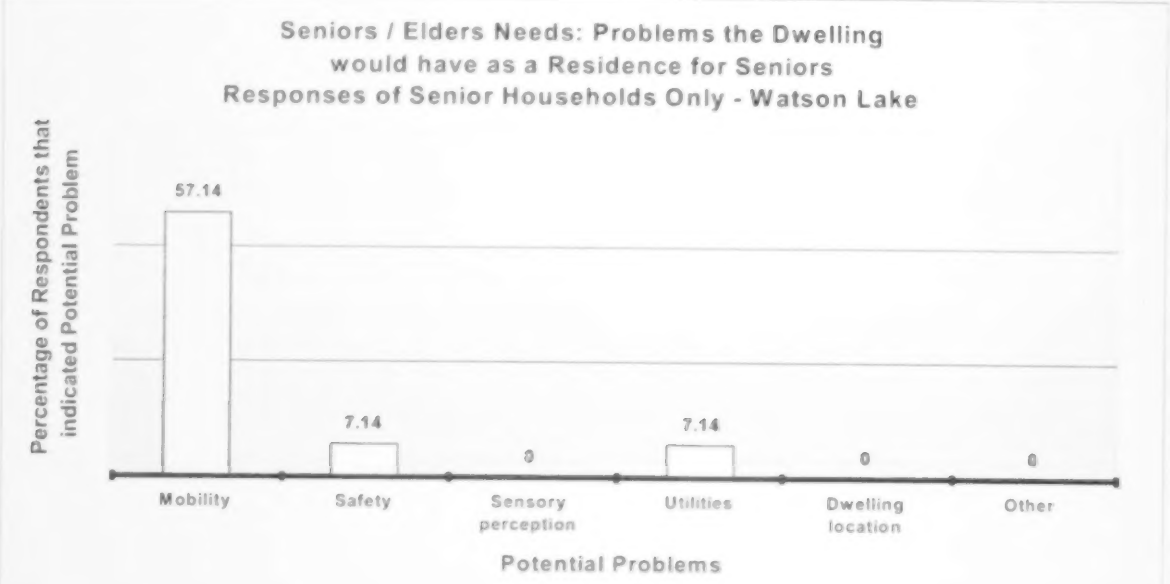


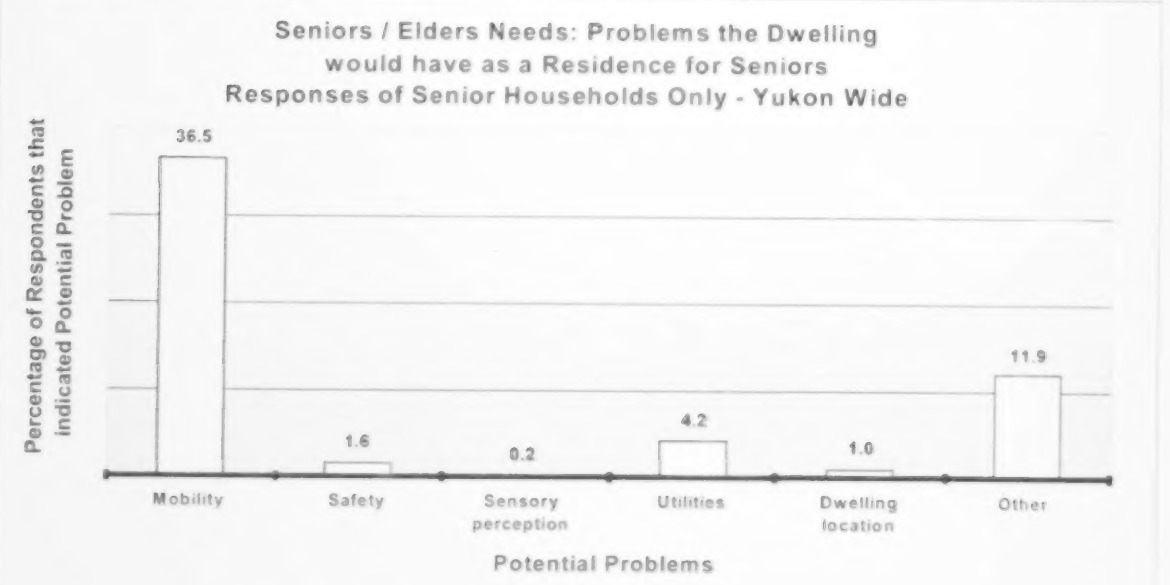


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